

1. THE CONTRACTOR SHALL CALL FOR A PRE-CONSTRUCTION MEETING WITH MAINTENANCE SERVICES INSPECTION PRIOR TO MOBILIZATION.
2. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (811) TWO DAYS PRIOR TO ANY EXCAVATION.
- ~~3. ALL GRADING SHALL BE ACCOMPLISHED BY SEPARATE GRADING PLAN AND PERMIT, OBTAINED FROM PUBLIC WORKS DEPARTMENT.~~
4. HOURS OF OPERATION ARE 8:00AM TO 4:00PM – MONDAY THROUGH FRIDAY, FOR ALL PARK CONSTRUCTION.
5. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT-OF-WAY.
6. REPAIR OR REPLACE ALL DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER IN THE FIELD.
7. ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A QUALIFIED REGISTERED CIVIL ENGINEER OR A LICENSED SURVEYOR AT THE DIRECTION OF THE CITY ENGINEER.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURE ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS WORK.

GENERAL NOTES

1. ALL LMD AREAS ARE TO BE MAINTAINED BY THE CONTRACTOR/DEVELOPER FOR A MINIMUM OF 120 DAYS. CONTRACTOR SHALL REQUEST A WALK-THROUGH EVERY 30 DAYS BY THE CITY MAINTENANCE SERVICES DEPARTMENT. A MINIMUM OF FOUR (4) WALK-THROUGHS SHALL BE COMPLETED AT 30 DAY INTERVALS PRIOR TO CITY ACCEPTANCE.
2. ALL AREAS MUST BE CONTINUALLY MAINTAINED IN A HEALTHY, WEED FREE, AND VIGOROUS CONDITION.
- ~~3. ALL HYDROSEED MUST BE 100% GERMINATED AND FILLED IN PRIOR TO ACCEPTANCE. SATISFACTORY HYDROSEED GERMINATION AND ESTABLISHMENT SHALL BE DETERMINED BY THE CITY.~~
4. ALL PLANT REPLACEMENT SHALL BE ESTABLISHED A MINIMUM OF 120 DAYS PRIOR TO PROJECT ACCEPTANCE.
5. A PUNCH LIST WILL BE DEVELOPED BY THE CITY DURING EACH 30 DAY WALK-THROUGH TO NOTE DEFICIENCIES. EACH PUNCHLIST SHALL BE COMPLETED IN ITS ENTIRETY PRIOR TO SUBSEQUENT WALK-THROUGHS. FAILURE TO COMPLETE PUNCHLIST ITEMS WITHIN THE 30 DAY PERIOD WILL CORRESPONDINGLY EXTEND MAINTENANCE PERIOD. CONTRACTOR MUST NOTIFY THE CITY UPON PUNCHLIST COMPLETION FOR A WALK-THROUGH.

MAINTENANCE NOTES

THE DEVELOPER/CONTRACTOR SHALL CONTACT THE MAINTENANCE SERVICES DEPARTMENT'S INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO INSPECT THE FOLLOWING:

1. PRE JOB CONFERENCE WITH CITY APPROVED PLANS AT THE WORKSITE.
2. CONTRACTOR MUST ATTEND A TRAINING SESSION BY RAINBIRD ON INSTALLATION OF BUBBLER ASSEMBLY.
- ~~3. COMPLETION OF ROUGH GRADE AND IDENTIFICATION OF ALL PROPERTY LINES.~~
- ~~4. LAYOUT OF HARDSCAPE FORMS PRIOR TO POUR.~~
5. WEED ABATEMENT.
6. IRRIGATION INSTALLATION AT THE FOLLOWING POINTS:
 - A. METER AND CONTROLLER PEDESTAL LOCATION
 - B. PIPE TRENCHING AND INSTALLATION
 - C. SLEEVE LOCATIONS
 - D. MAINLINE INSTALLATION WITH PRESSURE TEST AT 150 PSI FOR 4 HOURS
 - E. POINT OF CONNECTION TO MAIN
 - F. BACKFLOW PREVENTION DEVICE INSTALLATION PRIOR TO BACKFILL
 - G. CONTROL VALVE INSTALLATION
 - H. BUBBLER INSTALLATION PRIOR TO BURYING LATERAL TRENCH
 - I. LATERAL LINE FLUSHING
 - J. BUBBLER FLOW CHECK
7. ROCK REMOVAL AND FINISHED GRADE PREPARATION.
- ~~8. CALSENSE CERTIFICATION AND LOGAL RADIO TESTING.~~
- ~~9. FLOOD TEST OF FINISHED GRADE.~~
10. PLANT LAYOUT.
11. ACCEPTANCE OF PLANT QUALITY AND QUANTITY AT DELIVERY SITE.
12. PLANT INSTALLATION.
13. 30, 60, 90, 120 DAY PLANT MAINTENANCE REVIEW.
14. FINAL INSPECTION.
15. ADDITIONAL INSPECTIONS WILL BE REQUIRED TO COMPLY WITH VARIOUS DEVELOPMENT PERMIT REQUIRED BY THE CITY OF CORONA. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY AGENCY.
 - SEWER, UTILITIES, WALLS, BUILDING, ELECTRICAL – BUILDING AND SAFETY
 - EROSION CONTROL, STREET IMPROVEMENTS, SITE DRAINAGE – PUBLIC WORKS
 - RECYCLED WATER INSPECTION – CITY OF CORONA DEPARTMENT OF WATER AND POWER.

FIELD INSPECTION REQUIREMENTS

1. DIGITAL SCAN OF "AS-BUILT" DRAWINGS WITH VALVE SQUARE FOOTAGE.
2. 11X17 LAMINATED CONTROLLER CHARTS (2 SETS)
- ~~3. BACKFLOW CERTIFICATION~~
4. RECYCLED WATER LETTER OF CERTIFICATION FROM CITY OF CORONA DEPARTMENT OF WATER AND POWER
- ~~5. (2) SETS CALSENSE REMOTE CONTROL UNITS MODEL #RRE-TRAN~~
- ~~6. 6 SETS OF ALL KEYS~~
7. 1YEAR WRITTEN IRRIGATION AND PLANTING GUARANTEE – INCLUDE COMPANY NAME, CONTACT PERSON, TELEPHONE NUMBER AND BUSINESS ADDRESS
- ~~8. CALSENSE CERTIFICATION LETTER THAT INSTALLATION OF CONTROLLER AND HARDWARE HAS BEEN PROPERLY INSTALLED~~
9. TOTAL PLANTING SQUARE FOOTAGE FOR EACH IRRIGATION VALVE ON "AS BUILT" TITLE SHEET
- ~~10. DIGITIZED DXF FILE FOR ENTIRE PROJECT, INCLUDING "AS BUILTS" ON CD ROM.~~
11. EQUIPMENT CATALOGS WITH EQUIPMENT INSTALLED HIGHLIGHTED
- ~~12. PLAY EQUIPMENT MANUFACTURER'S CERTIFICATION OF INSTALLATION AND COMPLIANCE~~
- ~~13. A COMPLETE AUDIT OF THE INSTALLED PLAY EQUIPMENT VERIFYING COMPLIANCE WITH CPSA REQUIREMENTS~~
14. PROJECT INVENTORY ON CITY PROVIDED FORM
15. PHOTO DOCUMENTATION OF PROJECT INSTALLATION

TURNOVER ITEMS

CITY OF CORONA

CFD 2001-1 AREA 3, 5 TURF REMOVAL + LANDSCAPE RENOVATIONS

620, 752, + 882 W. ONTARIO AVE
METER # 63380996, 62195637, 1615783

CITY OF CORONA

MAINTENANCE SERVICES DEPARTMENT
755 PUBLIC SAFETY WAY
CORONA, CA 92880
PHONE: (951) 817-5880
CONTACT PERSON: TRACY MARTIN

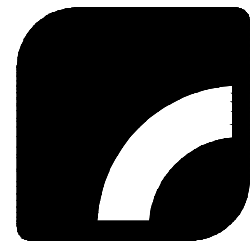
CITY DEPARTMENT

HOLD HARMLESS & INDEMNIFICATION CLAUSE

Contractor agrees that he shall assume sole responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and hold the city and the landscape architect harmless from any and all liability real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner, city or landscape architect.

TOTAL TURF SQUARE FOOTAGE	TOTAL GROUND COVER & SHRUB SQUARE FOOTAGE	TOTAL HARDSCAPE SQUARE FOOTAGE	TOTAL ROCKSCAPE SQUARE FOOTAGE	TOTAL WORKSITE SQUARE FOOTAGE AND ACREAGE	TREE COUNT TOTAL
0	24,744	0	0	24,744	0

PLANTING TOTALS



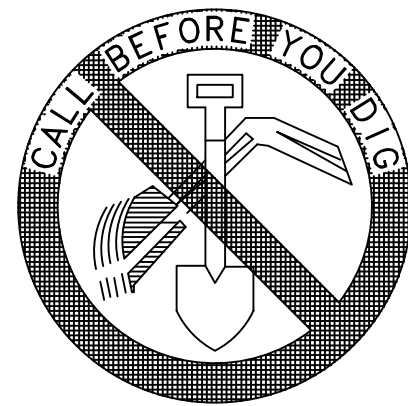
bmla
LANDSCAPE
ARCHITECTURE

310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551



Contact: Shannon Karlson

LANDSCAPE ARCHITECT



DIG ALERT

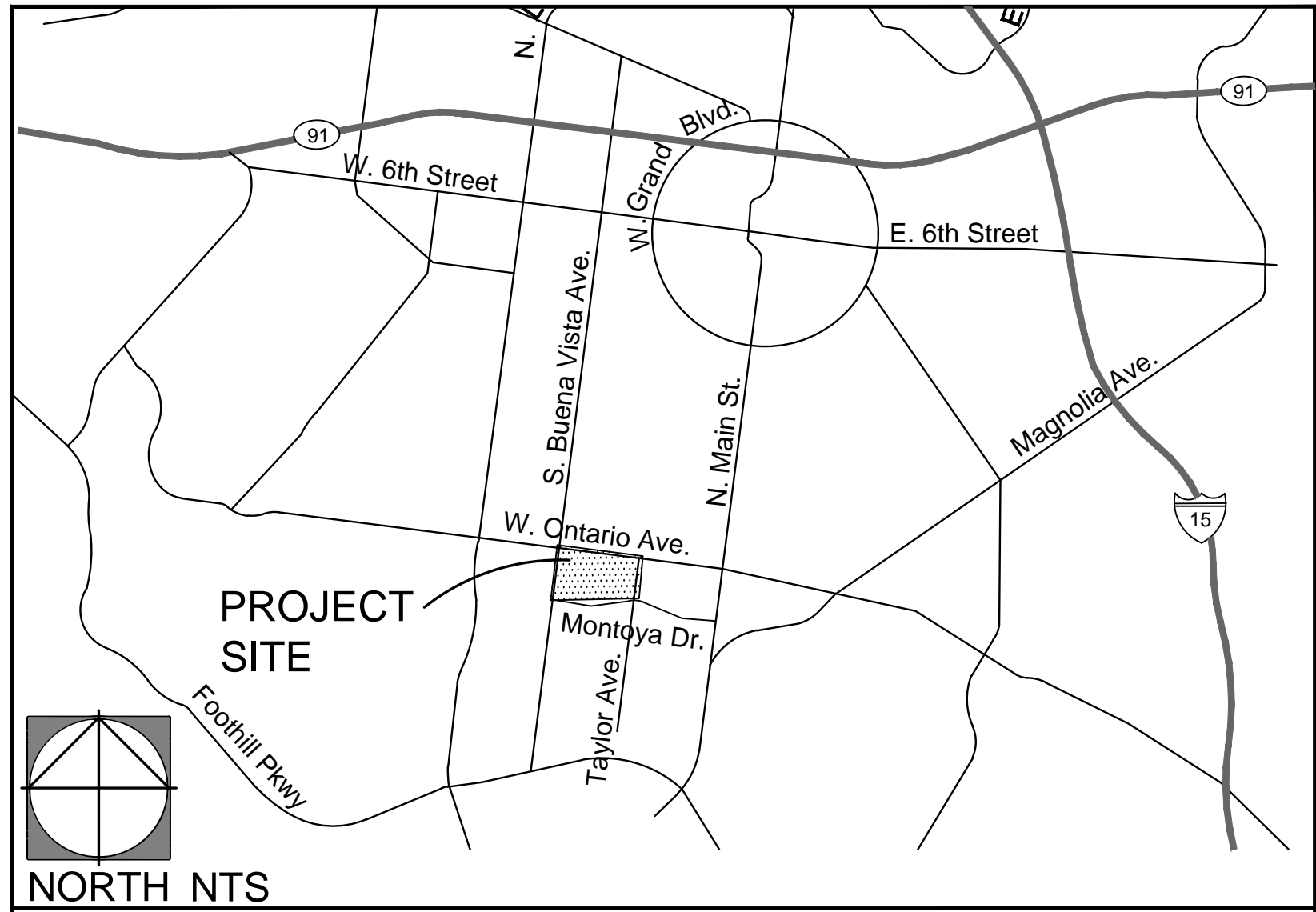
DIAL TOLL FREE
811

AT LEAST TWO DAYS
BEFORE YOU DIG

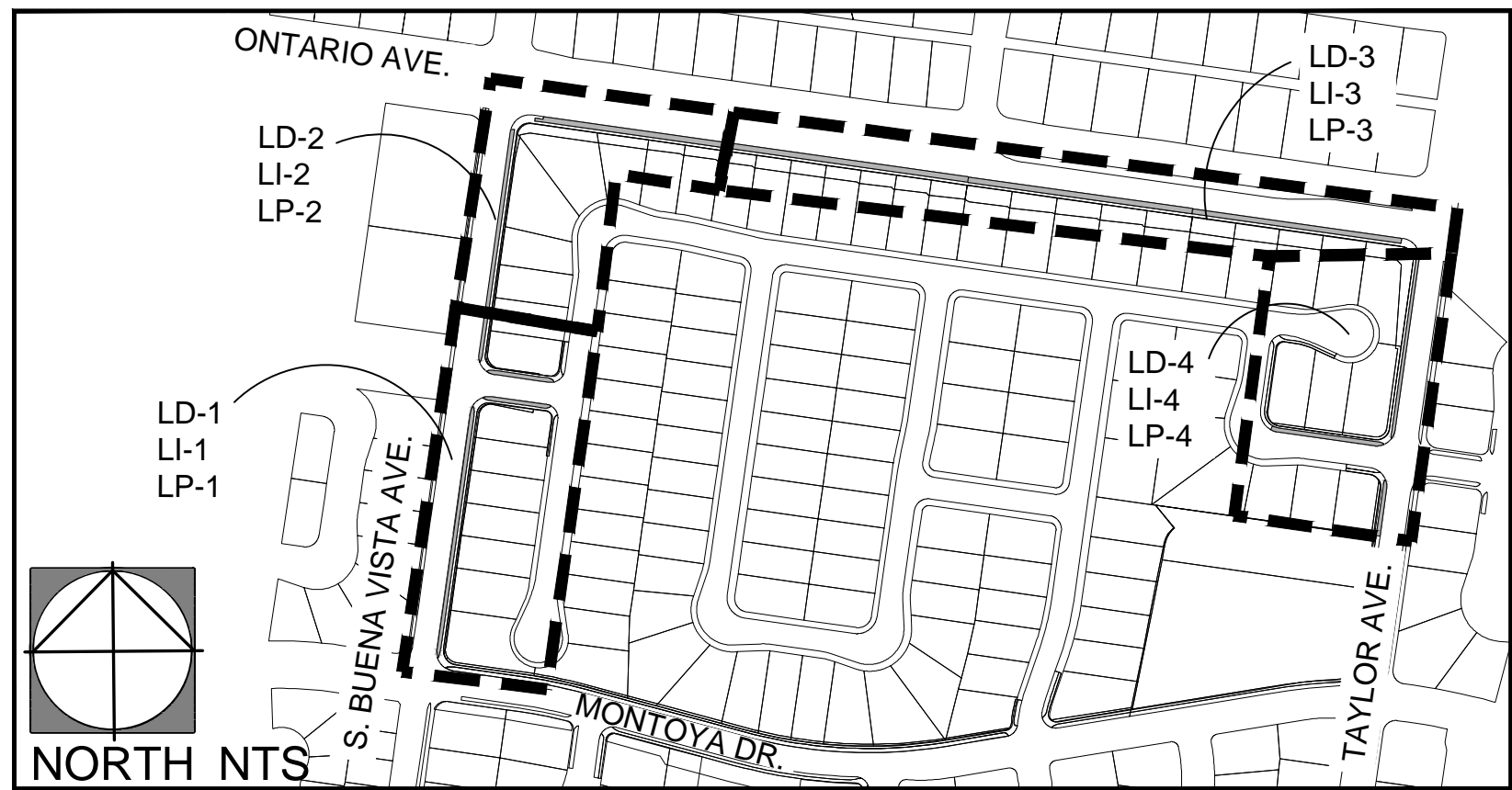
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

TOTAL CONTROLLERS/ STATIONS	TOTAL REMOTE CONTROL VALVES	TOTAL BACKFLOW PREVENTERS	TOTAL QUICK COUPLERS	TOTAL WATER METERS & ELECTRICAL POINTS OF CONNECTION
EXISTING/0 NEW STATIONS (SPliced)	25 NEW	0 NEW	0 NEW	ALL EXISTING
SQUARE FOOTAGE FOR IRRIGATION VALVE/ STATIONS	ROTARY IRRIGATION HEADS, MODEL#/ MANUFACTURER	SPRAY IRRIGATION HEADS, MODEL #/ MANUFACTURER	FLOW METER SIZE/ NUMBER	WATER METER & SIZE/ ELECTRICAL POC
24,744 SF / 25 VALVES	N/A	0	EXISTING	EXISTING

IRRIGATION COUNTS



VICINITY MAP



KEY MAP

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	LT-1	TITLE SHEET
2	LN-1	GENERAL NOTES
3	LDT-1	DETAILS
4	LD-1	DEMOLITION PLAN
5	LD-2	DEMOLITION PLAN
6	LD-3	DEMOLITION PLAN
7	LD-4	DEMOLITION PLAN
8	LI-1	IRRIGATION PLAN
9	LI-2	IRRIGATION PLAN
10	LI-3	IRRIGATION PLAN
11	LI-4	IRRIGATION PLAN
12	LP-1	PLANTING PLAN
13	LP-2	PLANTING PLAN
14	LP-3	PLANTING PLAN
15	LP-4	PLANTING PLAN

SHEET INDEX



Designed by	Drawn by	Checked by
SS	SS	SLS
PLANS	PREPARED	UNDER SUPERVISION OF
12/15/2017	SHANNON KARLSON	
Date		

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

BENCH MARK

Scale

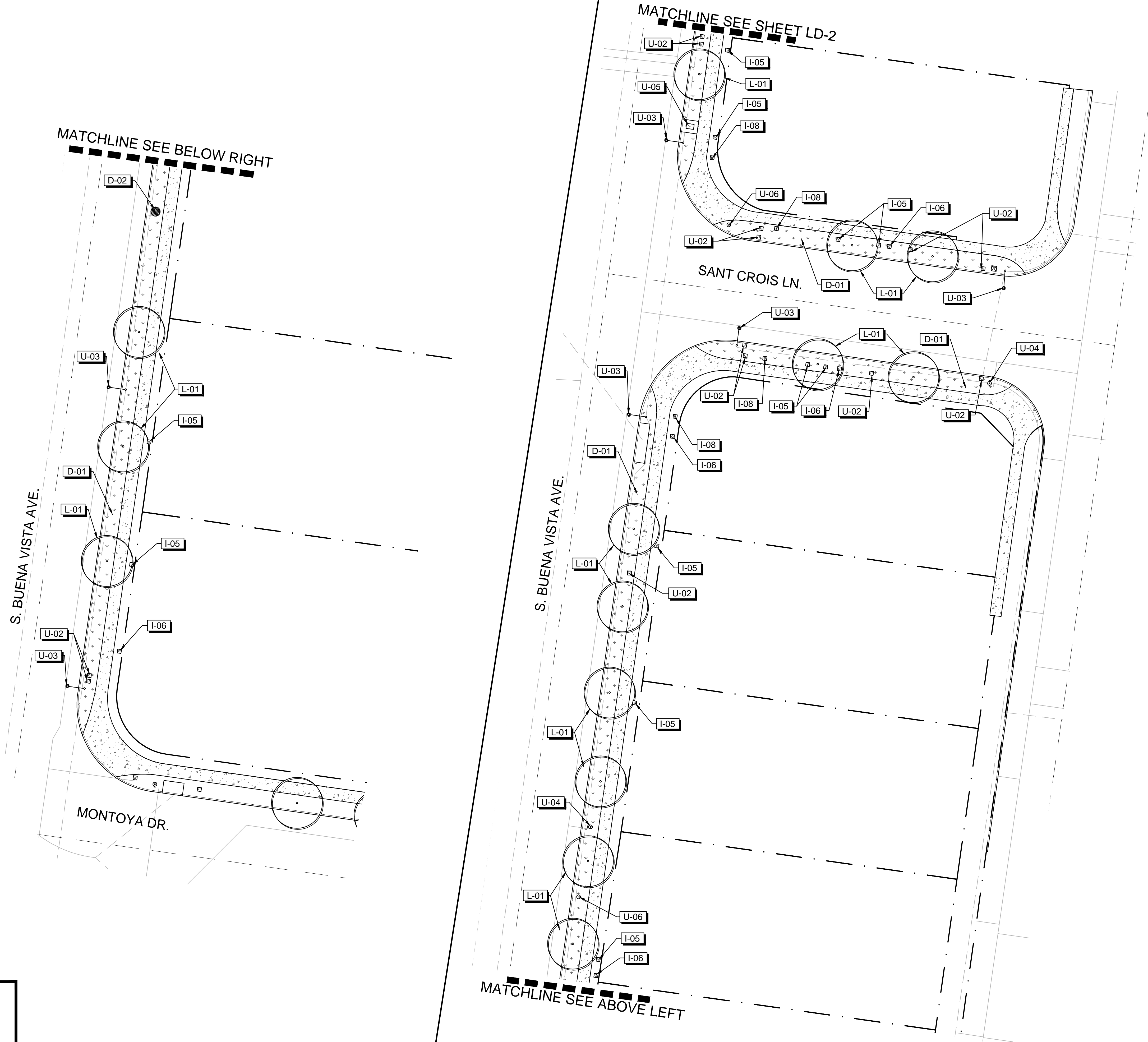
Engineering _____
Parks _____

Shannon P. Karlson 9/20/2018
Nelson Nelson Date
PUBLIC WORKS DIRECTOR

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

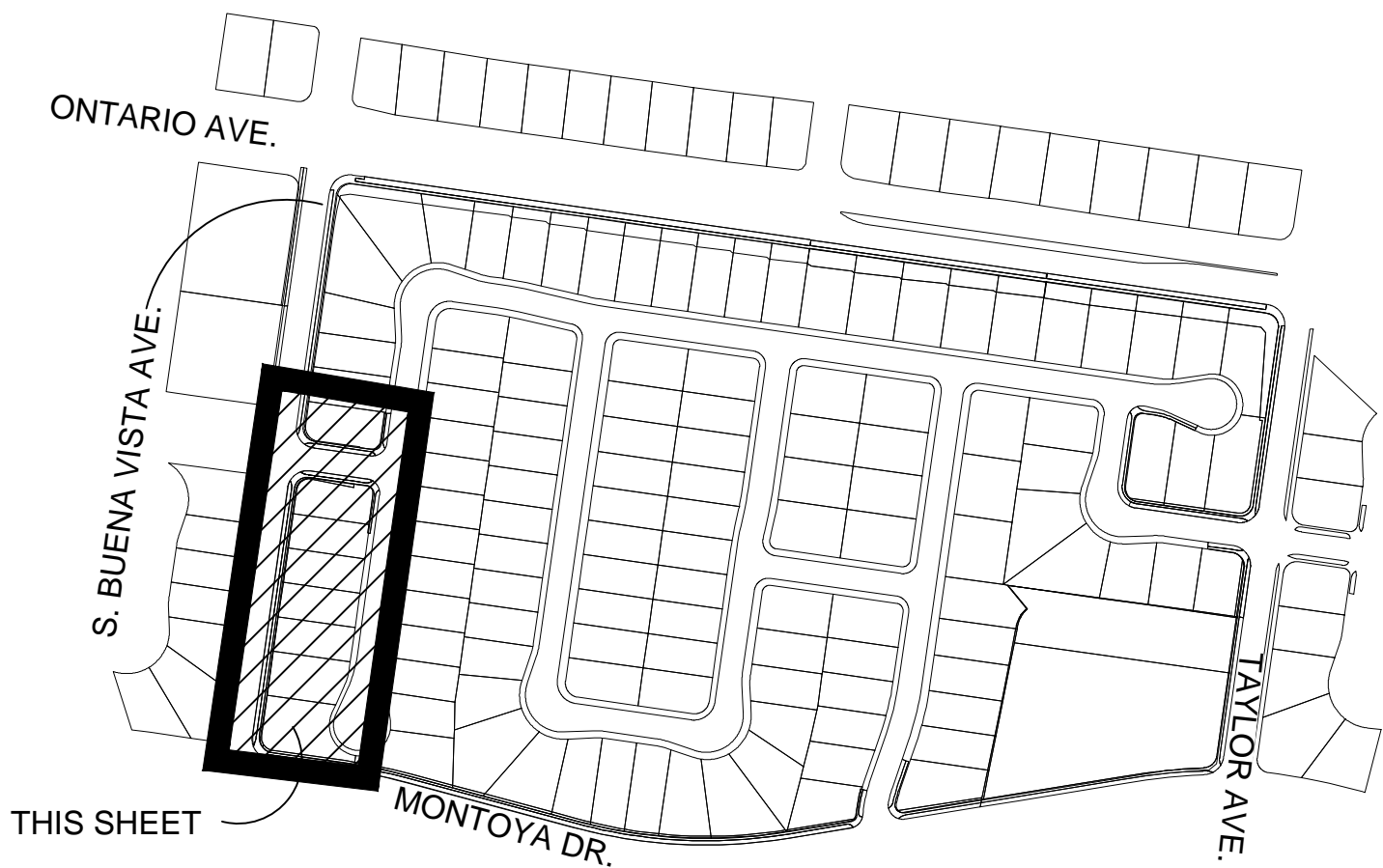
PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: TITLE SHEET

Drawing No.
LT-1
Sh 1 of 15

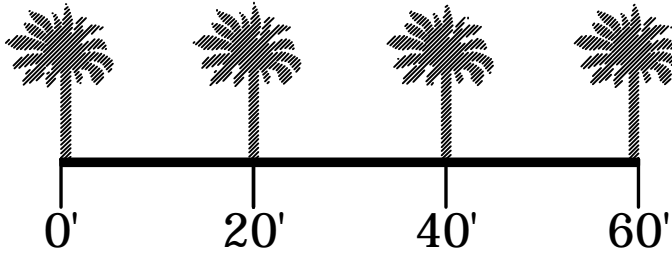


DEMOLITION SCHEDULE		
DEMOLITION		
CODE	DESCRIPTION	QTY
D-01	REMOVE ALL TURF, IRRIGATION HEADS AND LATERAL LINES - PLANT MATERIAL AND BARK MULCH TO BE RECYCLED AS GREEN WASTE. PROTECT MAINLINE, VALVES, AND IRRIGATION WIRES IN PLACE	24,744 SF
D-02	EXISTING TREE STUMP TO BE REMOVED	4
PROTECT IN PLACE		
PROTECT IN PLACE IRRIGATION		
CODE	DESCRIPTION	
I-01	EXISTING WATER METER	
I-02	EXISTING FLOW SENSOR	
I-03	EXISTING MASTER VALVE	
I-04	EXISTING BACKFLOW	
I-05	EXISTING VALVE	
I-06	EXISTING QUICK COUPLER	
I-07	EXISTING CONTROLLER	
I-08	EXISTING BALL VALVE	
I-09	EXISTING PULL BOX	
PROTECT IN PLACE LANDSCAPING		
CODE	DESCRIPTION	
L-01	EXISTING TREE	
PROTECT IN PLACE HARDSCAPE		
CODE	DESCRIPTION	
H-01	EXISTING MOWCURB	
PROTECT IN PLACE UTILITIES		
CODE	DESCRIPTION	
U-01	EXISTING VAULT	
U-02	EXISTING UTILITY	
U-03	EXISTING STREET LIGHT	
U-04	EXISTING HYDRANT	
U-05	EXISTING ELECTRICAL PEDESTAL	
U-06	EXISTING POLE/SIGN	


SEE SHEET LDT-1 FOR DEMOLITION NOTES



KEY MAP



UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

bmla


310 NORTH JOY STREET | CORONA, CA 92619
T: 951.282.1124 | F: 951.287.6561
PROJECT NUMBER: XX

Designed by	SS	Drawn by	SS	Checked by	SLS
PLANS PREPARED	UNDER SUPERVISION	OF			
12/15/2017	SHANNON KARLISON				
Date					

Reference Plans for these Improvements					
Date	By	REVISIONS	App'd		

BENCH MARK	
Scale	

Engineering	
Parks	



9/20/2018

Nelson Nelson
PUBLIC WORKS DIRECTOR

Date

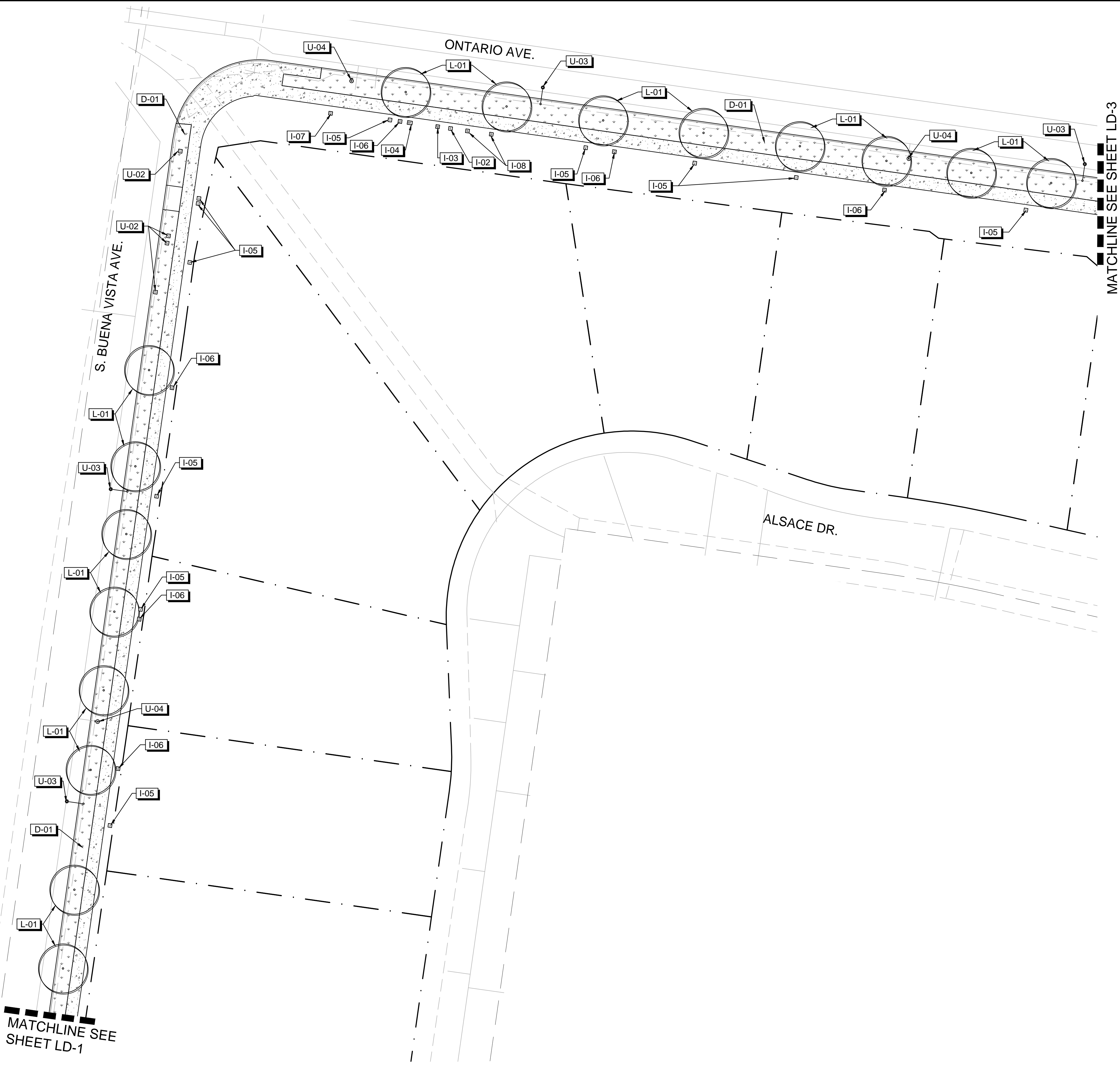
CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: DEMOLITION PLAN

Drawing No.

LD-1

Sh 4 of 15



DEMOLITION SCHEDULE		
DEMOLITION		
CODE	DESCRIPTION	QTY
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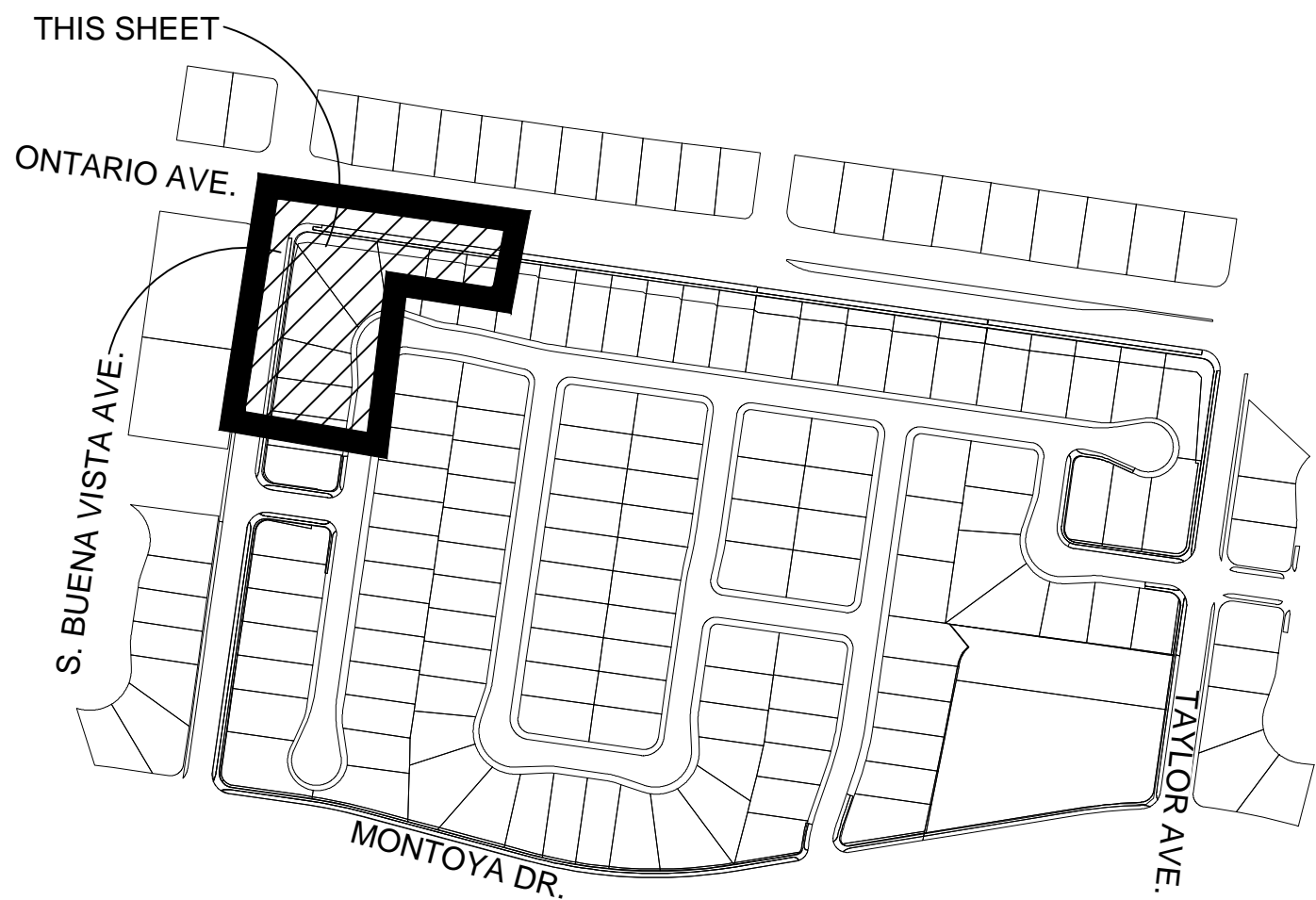
PROTECT IN PLACE	
PROTECT IN PLACE IRRIGATION	
CODE	DESCRIPTION
I-01	EXISTING WATER METER
I-02	EXISTING FLOW SENSOR
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I-07	EXISTING CONTROLLER
I-08	EXISTING BALL VALVE
I-09	EXISTING PULL BOX

PROTECT IN PLACE LANDSCAPING	
CODE	DESCRIPTION
L-01	EXISTING TREE

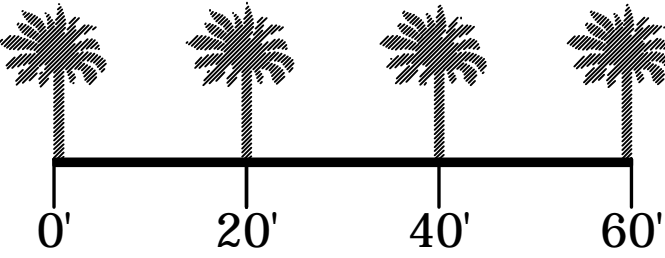
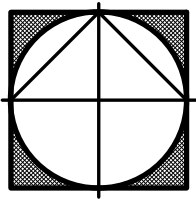
PROTECT IN PLACE HARDSCAPE	
CODE	DESCRIPTION
H-01	EXISTING MOWCURB

PROTECT IN PLACE UTILITIES	
CODE	DESCRIPTION
U-01	EXISTING VAULT
U-02	EXISTING UTILITY
U-03	EXISTING STREET LIGHT
U-04	EXISTING HYDRANT
U-05	EXISTING ELECTRICAL PEDESTAL
U-06	EXISTING POLE/SIGN

SEE SHEET LDT-1 FOR DEMOLITION NOTES



KEY MAP



UNDERGROUND SERVICE ALERT

CALL 1 TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

MATCHLINE SEE SHEET LD-1

310 NORTH JOY STREET | CORONA, CA 92679
T: 951.282.1124 | F: 951.287.6561
PROJECT NUMBER: XX

Designed by	Drawn by	Checked by
SS	SS	SLS
PLANS PREPARED	UNDER SUPERVISION OF	
12/15/2017	SHANNON KARLSON	
Date		

Reference Plans for these Improvements

Date	By	REVISIONS	App'd

BENCH MARK

Scale

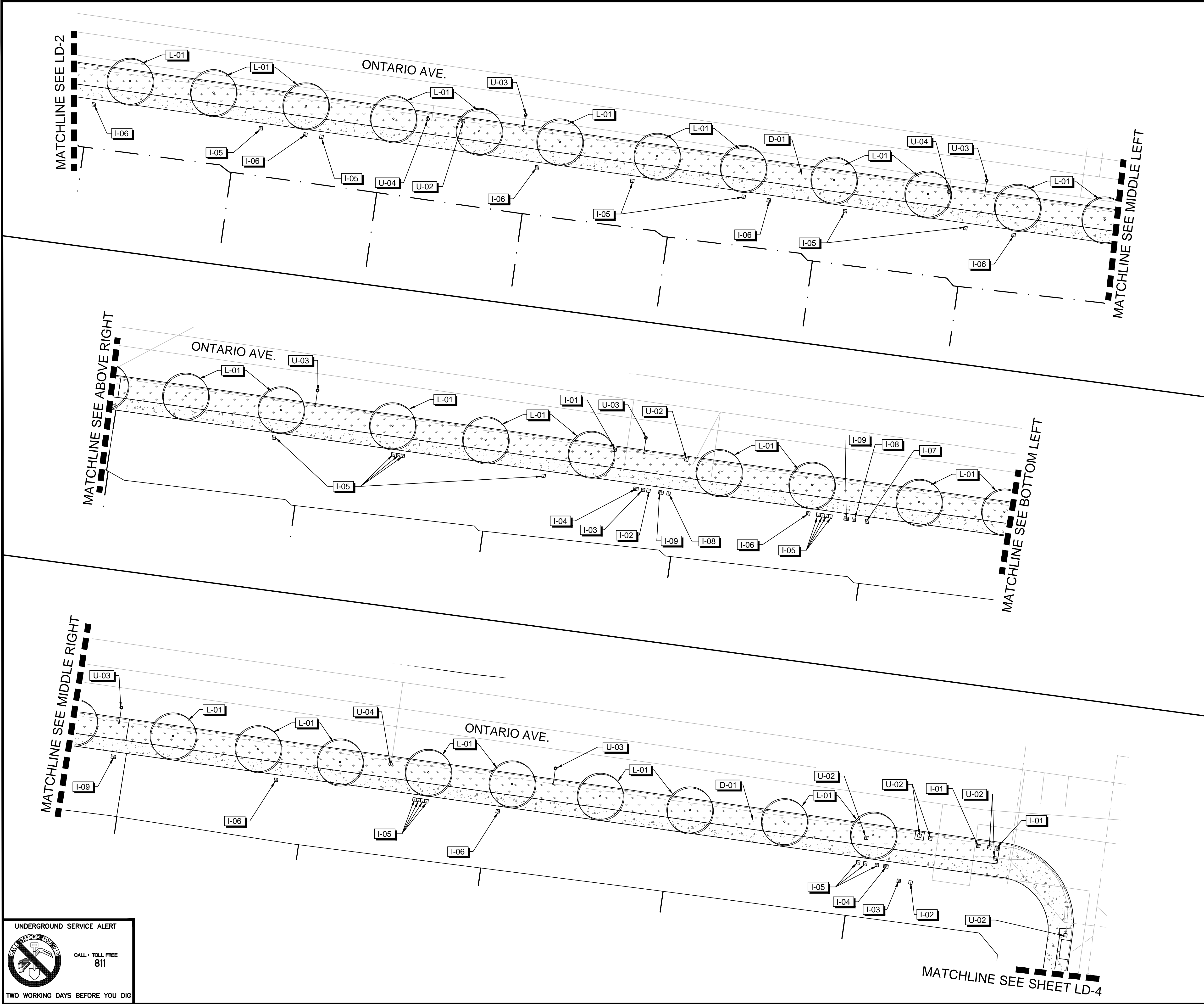
Engineering _____
Parks _____

Nelson D. Nelson 9/20/2018
Nelson Nelson Date
PUBLIC WORKS DIRECTOR

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

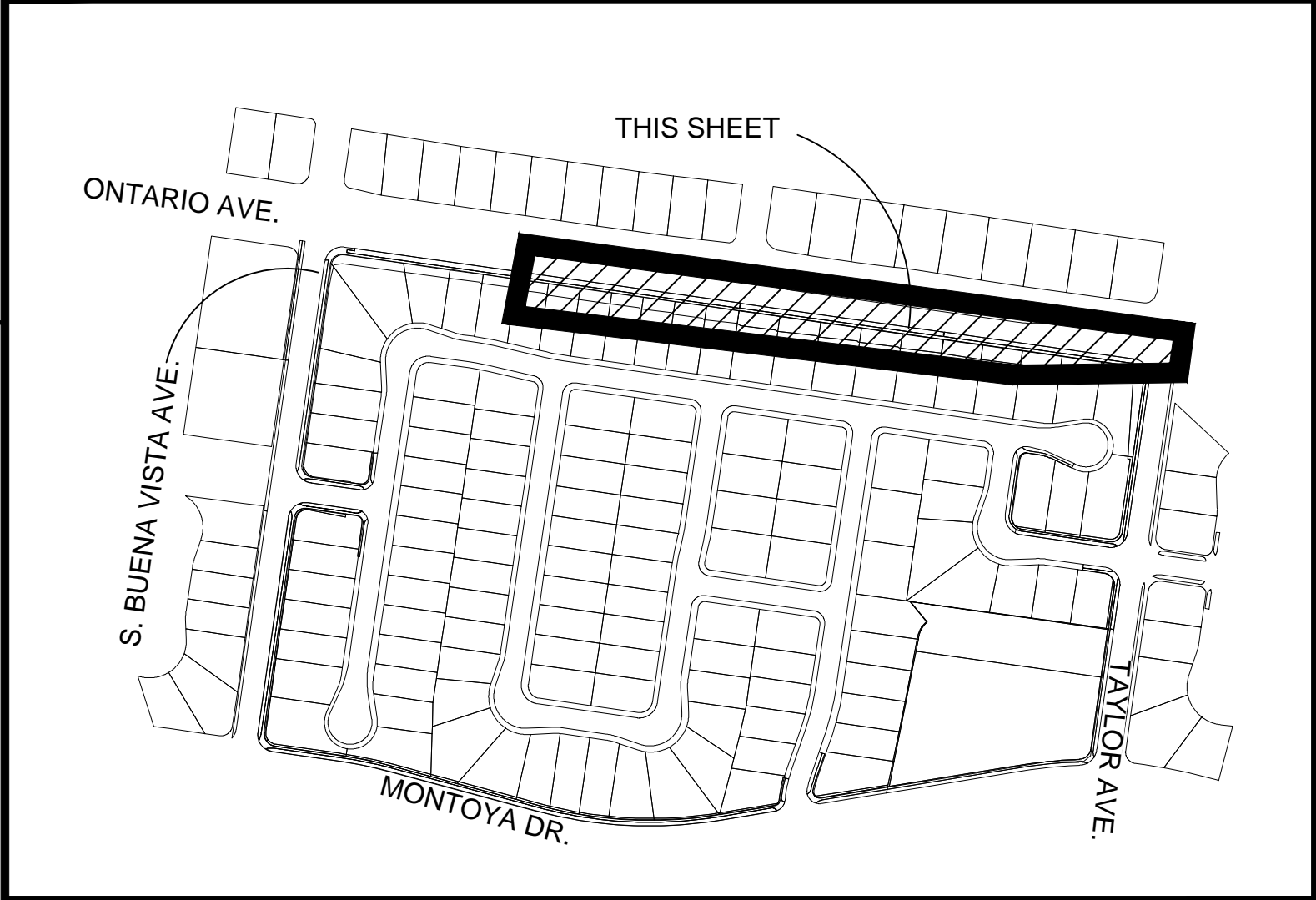
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TURF REMOVAL & RENOVATION
SHEET TITLE: DEMOLITION PLAN

Drawing No.
LD-2
Sh 5 of 15

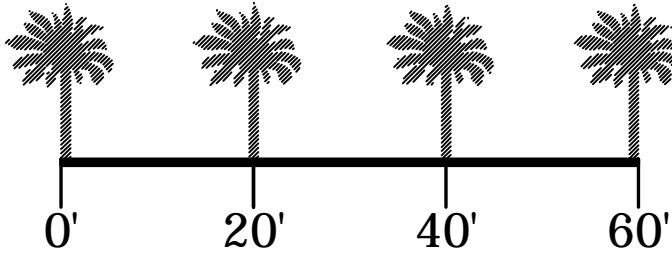
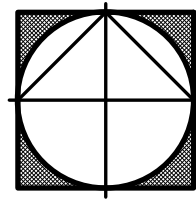


DEMOLITION SCHEDULE		
DEMOLITION		
CODE	DESCRIPTION	QTY
D-01	REMOVE ALL TURF, IRRIGATION HEADS AND LATERAL LINES - PLANT MATERIAL AND BARK MULCH TO BE RECYCLED AS GREEN WASTE. PROTECT MAINLINE, VALVES, AND IRRIGATION WIRES IN PLACE	24,744 SF
D-02	EXISTING TREE STUMP TO BE REMOVED	4
PROTECT IN PLACE		
PROTECT IN PLACE IRRIGATION		
CODE	DESCRIPTION	
I-01	EXISTING WATER METER	
I-02	EXISTING FLOW SENSOR	
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U-04	EXISTING HYDRANT	
U-05	EXISTING ELECTRICAL PEDESTAL	
U-06	EXISTING POLE/SIGN	


SEE SHEET LDT-1 FOR DEMOLITION NOTES



KEY MAP



UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG



310 NORTH JOY STREET | CORONA, CA 92619

T: 951.282.1124 | F: 951.287.6561

PROJECT NUMBER: XX

Designed by	SS	Drawn by	SS	Checked by	SLS
PLANS PREPARED	UNDER SUPERVISION	OF	SHANNON KARLSON		
Date	12/15/2017				

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

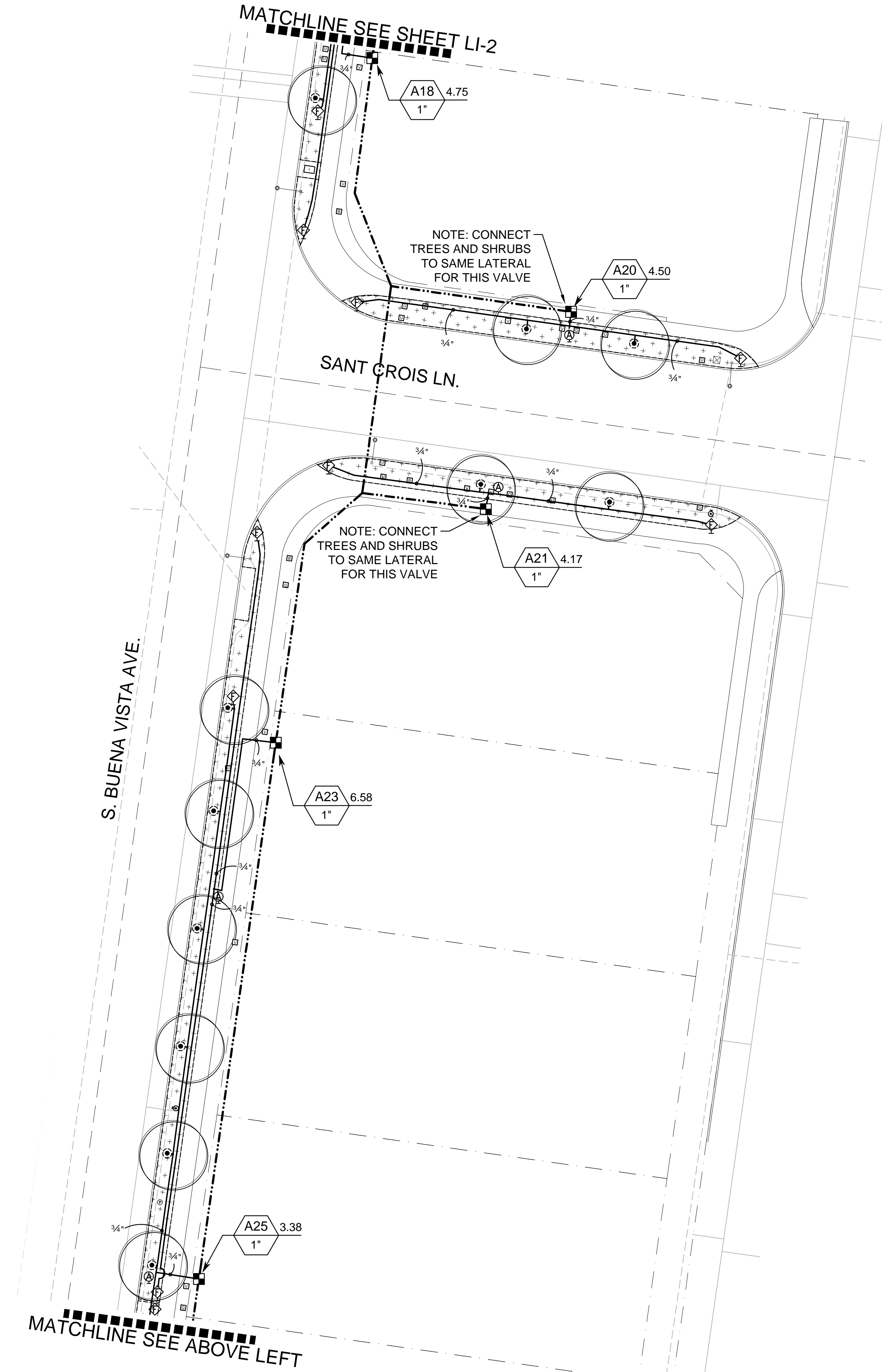
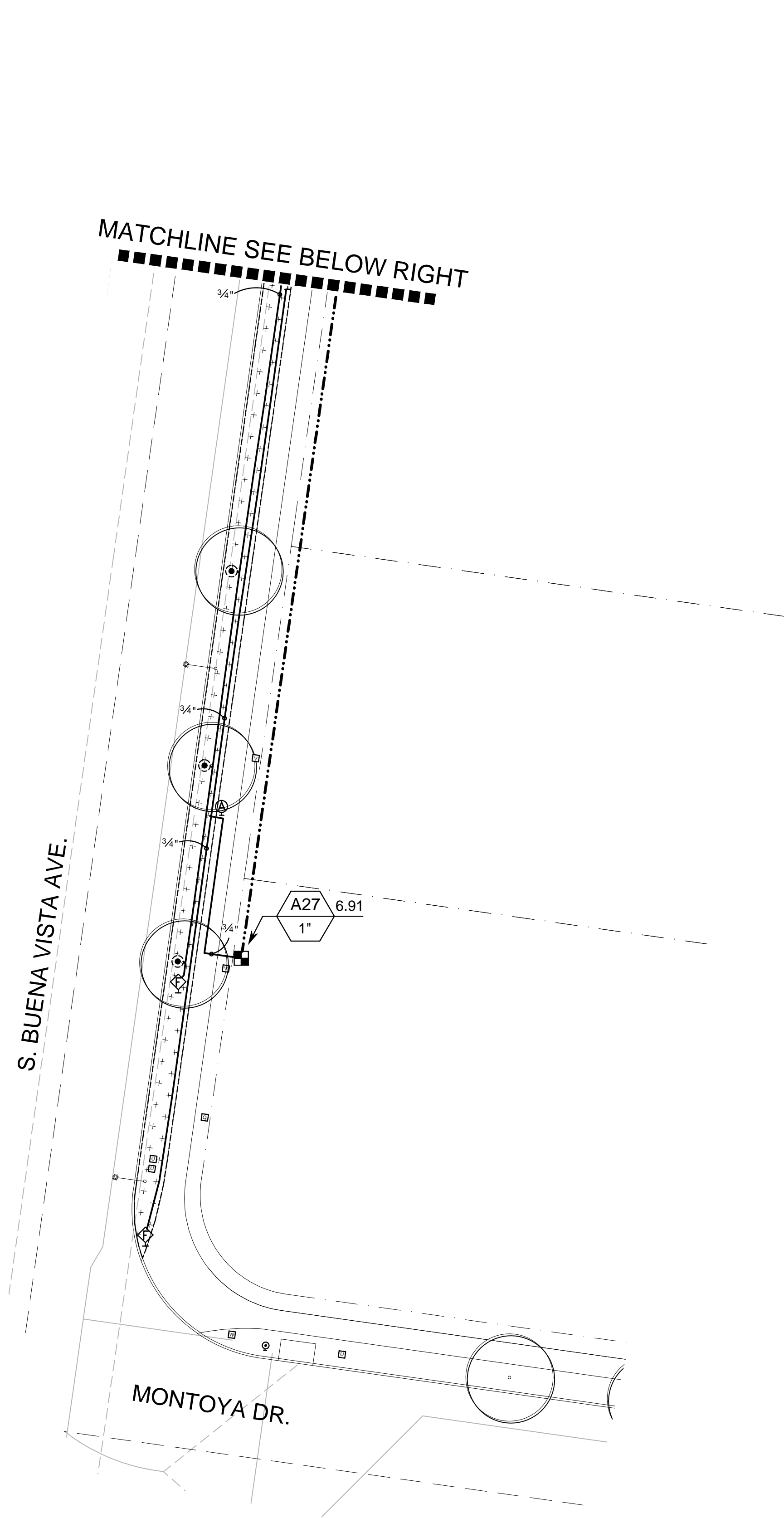
BENCH MARK	Engineering	Parks
Scale		

Nelson Nelson	9/20/2018
Nelson Nelson	Date
PUBLIC WORKS DIRECTOR	

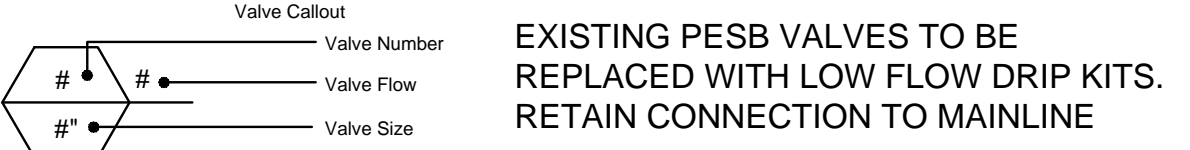
CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: DEMOLITION PLAN

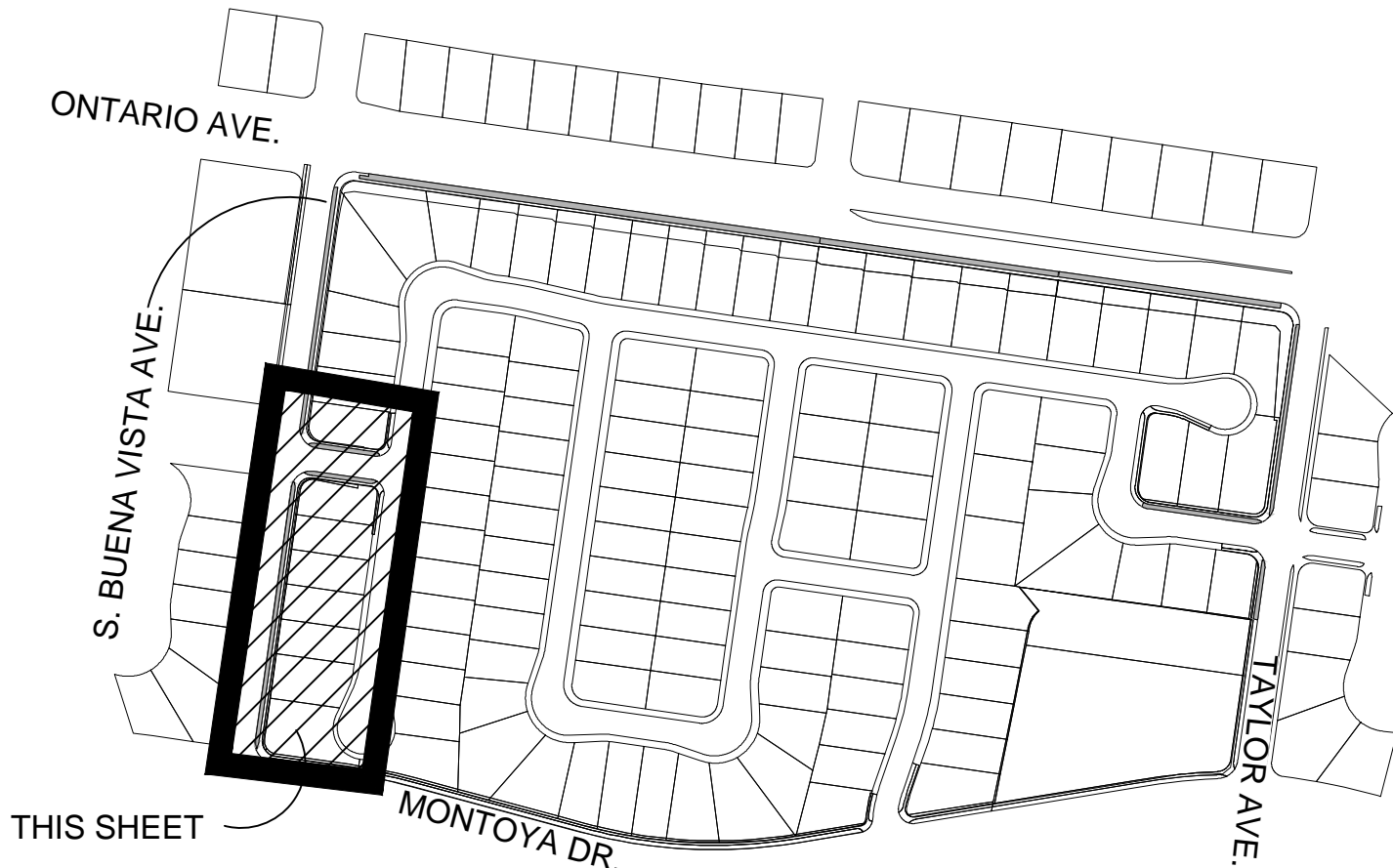
Drawing No.
LD-3
Sh 6 of 15



IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. .3-20GPM.
	FLUSH VALVE INSTALL IN PURPLE VALVE BOX AT BOTH ENDS OF LATERAL SYSTEM. (2) PER VALVE
	NETAFIM 65 ARIA100 1" MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN PURPLE VALVE BOX. MAXIMUM PRESSURE: 150 PSI
	NETAFIM TECHLINE TLHCVXR-RW-11-12 1.16 GPH EMITTERS SPREAD AT 12" O.C. DRIP RING AROUND TREE - REFER TO INSTALLATION DETAIL
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLER IN ROOT WATERING ASSEMBLY. MODEL: RWS-S-B-C-PCT5 REFER TO DETAIL FOR EMITTER LAYOUT
Emitter Notes:	
SHRUBS TO RECEIVE ONE 5GPH EMITTER	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING CONTROLLER
	EXISTING WATER METER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	EXISTING MAINLINE. PROTECT IN PLACE



- IRRIGATION NOTES:**
1. MAINLINE VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE. ALL SLEEVING TO BE LOCATED WITHIN 2' OF BACK OF CURB.
 2. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
 3. NO EXCESS WATER SHALL BE ALLOWED ON STREET OR SIDEWALK
 4. ALL PIPE AND FITTINGS INSTALLED ON THE SURFACE SHALL BE SCHEDULE 40, UV RESISTANT PVC
 5. USE TEFLON TAPE ON ALL THREADED FITTINGS EXCEPT ON MARLEX FITTINGS
 6. INSTALL IN-LINE CHECK VALVE ON ALL LATERALS FOR EVERY 14' OF ELEVATION CHANGE



UNDERGROUND SERVICE ALERT
CALL 1 TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

THIS PLAN IS DIAGRAMMATIC. LOCATE ALL LINES, VALVES AND EMITTERS IN PLANTER CONTRACTOR TO VERIFY EXACT VALVE LOCATIONS IN THE FIELD
CONTRACTOR TO REPROGRAM IRRIGATION CONTROLLER SO THAT VALVES RUN IN CONSECUTIVE ORDER

310 NORTH JOY STREET | CORONA, CA 92619
T: 951.282.1124 | F: 951.287.6561
PROJECT NUMBER: XX

Designed by SS	Drawn by SS	Checked by SLS				BENCH MARK
PLANS PREPARED	UNDER SUPERVISION	OF				Scale
12/15/2017	SHANNON KARLSON					
Date						
Reference Plans for these Improvements	Date	By	REVISIONS	App'd		

Engineering
Parks

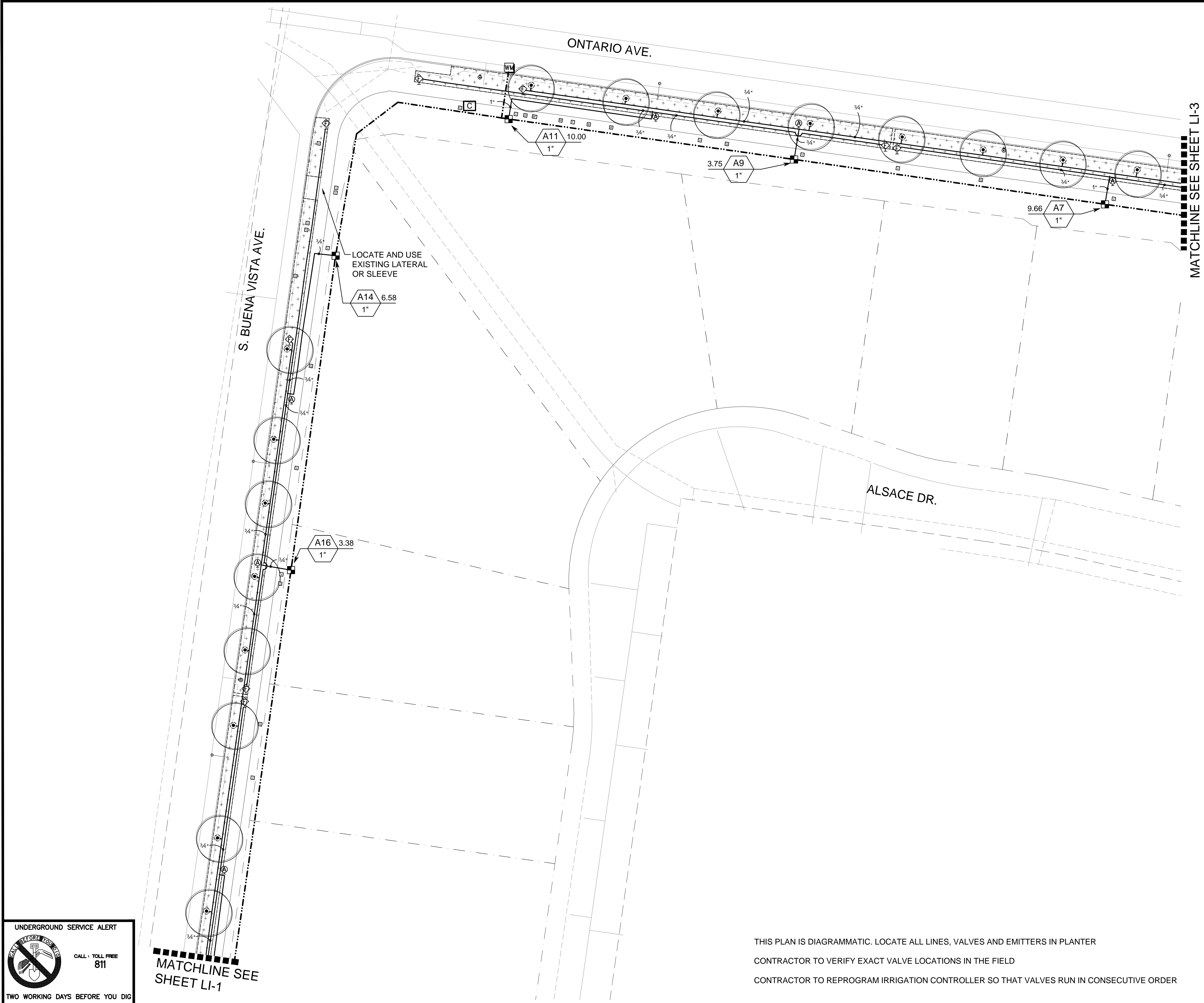
Nelson Nelson
PUBLIC WORKS DIRECTOR

9/20/2018
Date

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: IRRIGATION PLAN

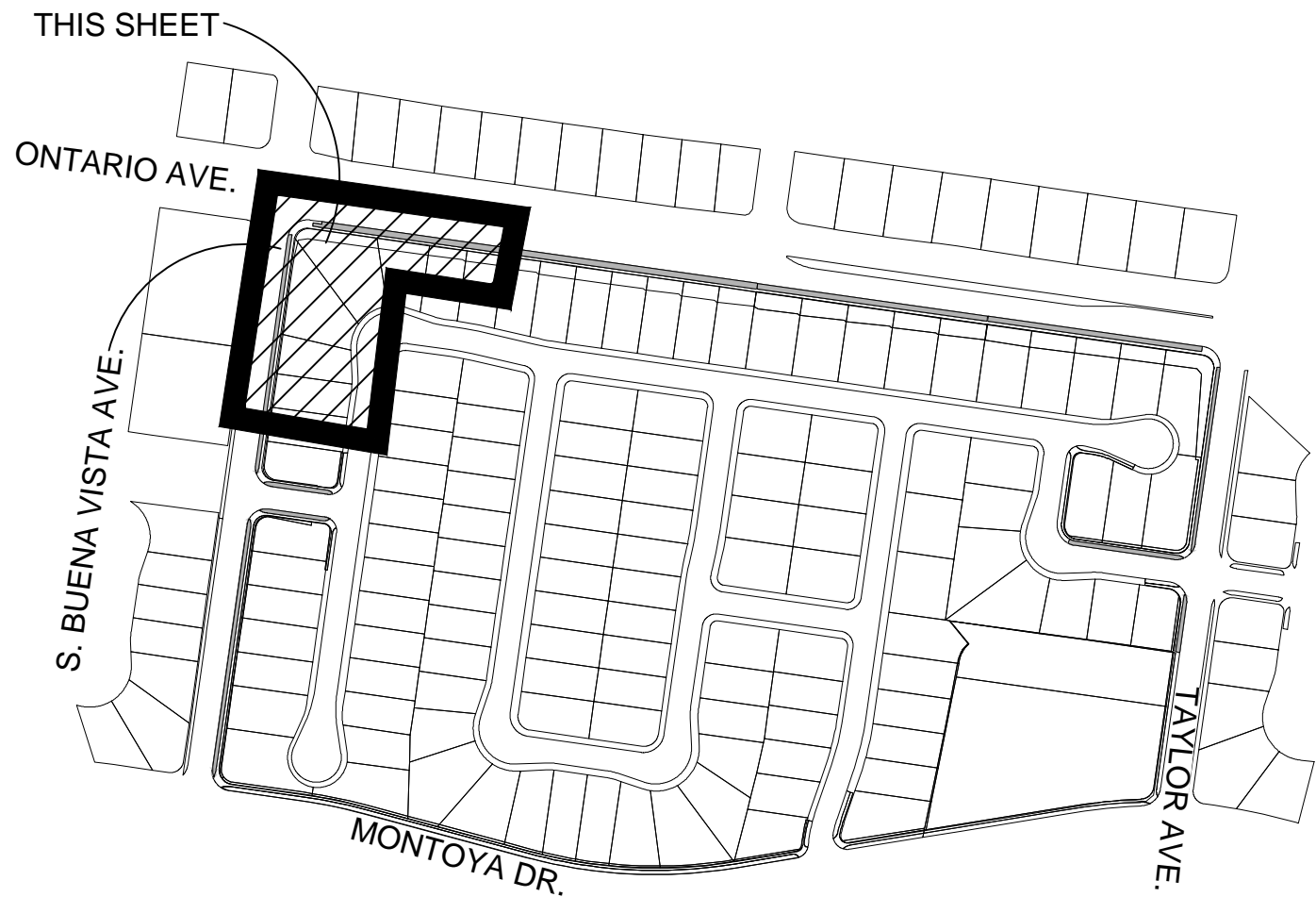
Drawing No.
LI-1
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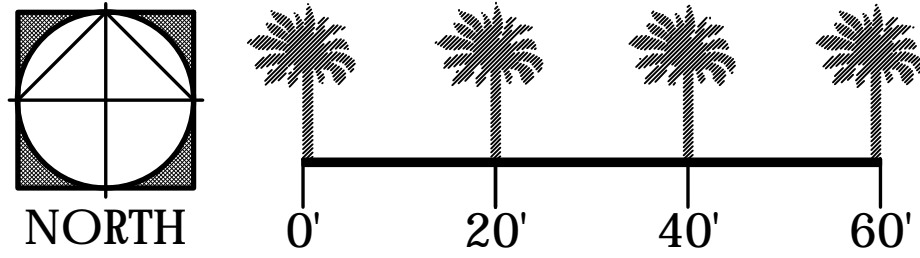
IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. .3-20GPM.
	FLUSH VALVE INSTALL IN PURPLE VALVE BOX AT BOTH ENDS OF LATERAL SYSTEM. (2) PER VALVE
	NETAFIM 65 ARIA100 1" MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN PURPLE VALVE BOX. MAXIMUM PRESSURE: 150 PSI
	NETAFIM TECHLINE TLHCVXR-RW-11-12 1.16 GPH EMITTERS SPREAD AT 12" O.C. DRIP RING AROUND TREE - REFER TO INSTALLATION DETAIL
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLER IN ROOT WATERING ASSEMBLY. MODEL: RWS-S-B-C-PCT5 REFER TO DETAIL FOR EMITTER LAYOUT
Emitter Notes:	
SHRUBS TO RECEIVE ONE 5GPH EMITTER	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING CONTROLLER
	EXISTING WATER METER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	EXISTING MAINLINE. PROTECT IN PLACE



- IRRIGATION NOTES:**
1. MAINLINE VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE. ALL SLEEVING TO BE LOCATED WITHIN 2' OF BACK OF CURB.
 2. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
 3. NO EXCESS WATER SHALL BE ALLOWED ON STREET OR SIDEWALK
 4. ALL PIPE AND FITTINGS INSTALLED ON THE SURFACE SHALL BE SCHEDULE 40, UV RESISTANT PVC
 5. USE TEFLON TAPE ON ALL THREADED FITTINGS EXCEPT ON MARLEX FITTINGS
 6. INSTALL IN-LINE CHECK VALVE ON ALL LATERALS FOR EVERY 14' OF ELEVATION CHANGE



KEY MAP



UNDERGROUND SERVICE ALERT

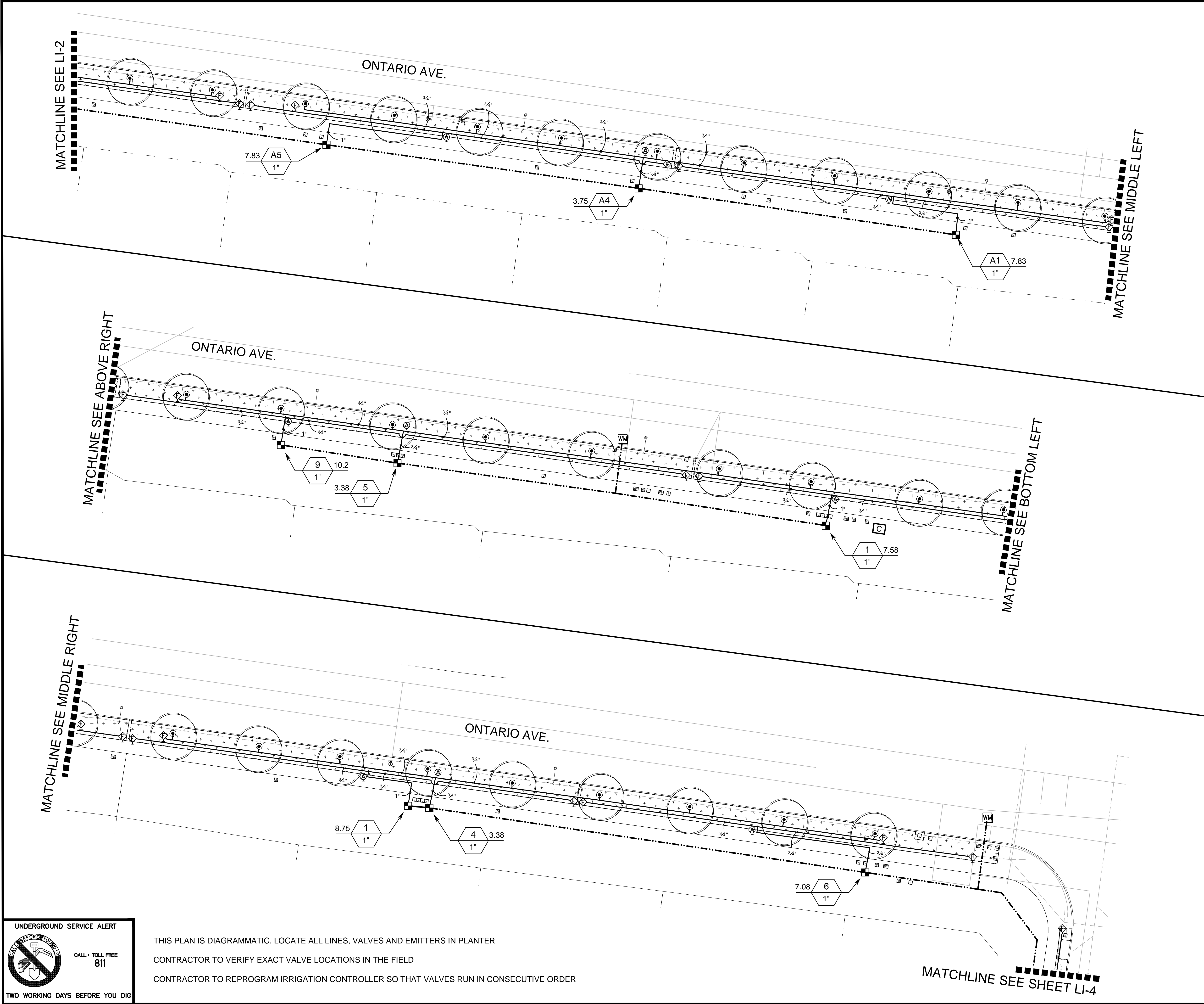
CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

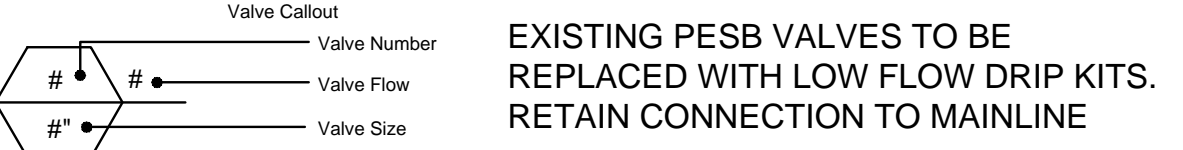
THIS PLAN IS DIAGRAMMATIC. LOCATE ALL LINES, VALVES AND EMITTERS IN PLANTER CONTRACTOR TO VERIFY EXACT VALVE LOCATIONS IN THE FIELD

CONTRACTOR TO REPROGRAM IRRIGATION CONTROLLER SO THAT VALVES RUN IN CONSECUTIVE ORDER

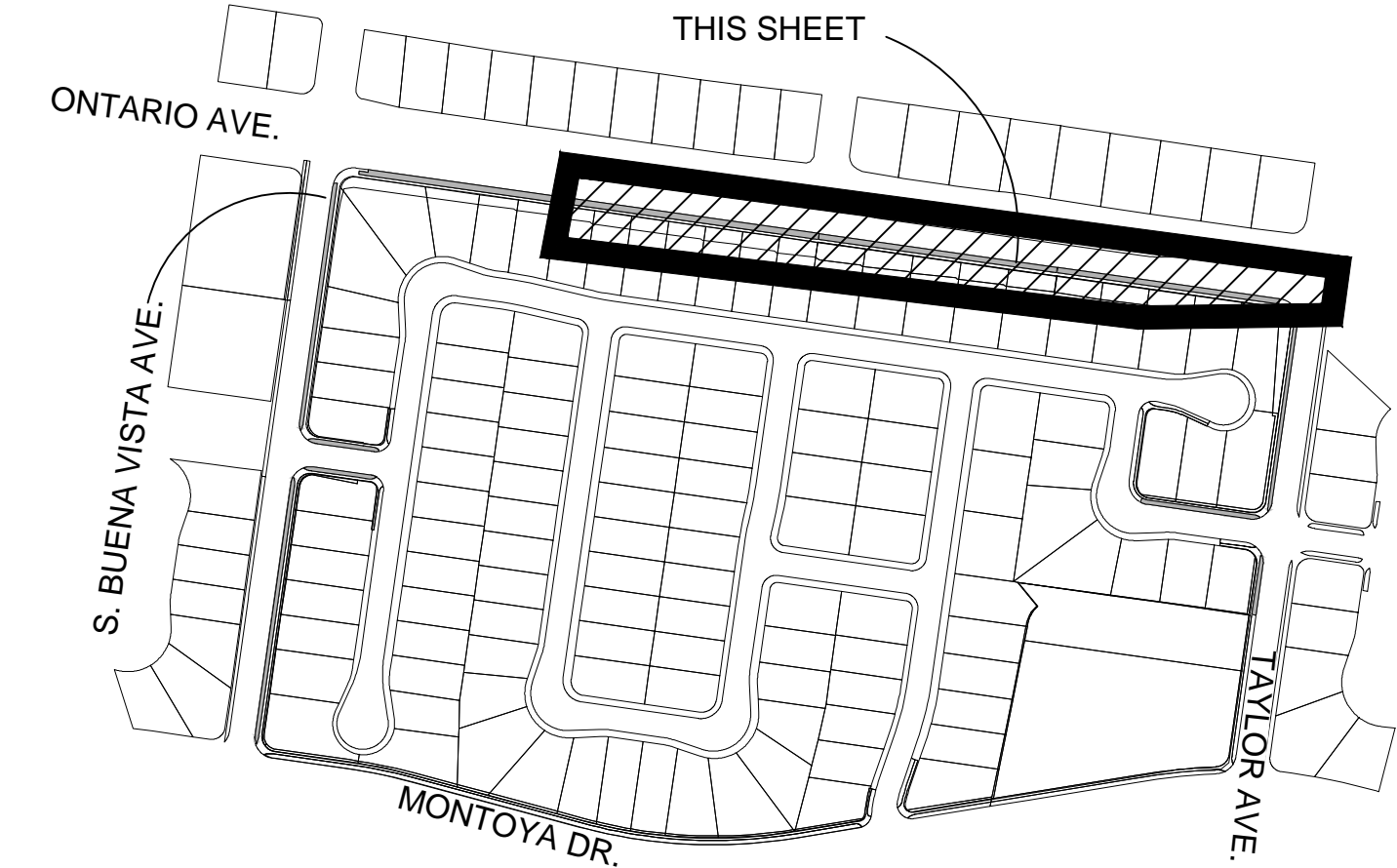
 bmla LANDSCAPE ARCHITECTURE 310 NORTH JOY STREET CORONA, CA 92619 T: 951.287.1124 F: 951.287.6661 PROJECT NUMBER: XX	Designed by SS	Drawn by SS	Checked by SLS					BENCH MARK	Engineering _____		PROJECT: CFD 2001-1 AREAS 3 & 5 TURF REMOVAL & RENOVATION SHEET TITLE: IRRIGATION PLAN	Drawing No. LI-2 Sh 9 of 15
	PLANS PREPARED	UNDER SUPERVISION OF						Scale	Parks _____			
	Date 12/15/2017	SHANNON KARLSON						REVISIONS				
								App'd				



IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD X CZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. .3-20GPM.
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Emitter Notes:	
SHRUBS TO RECEIVE ONE 5GPH EMITTER	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING CONTROLLER
	EXISTING WATER METER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	EXISTING MAINLINE. PROTECT IN PLACE



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KEY MAP

UNDERGROUND SERVICE ALERT

CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

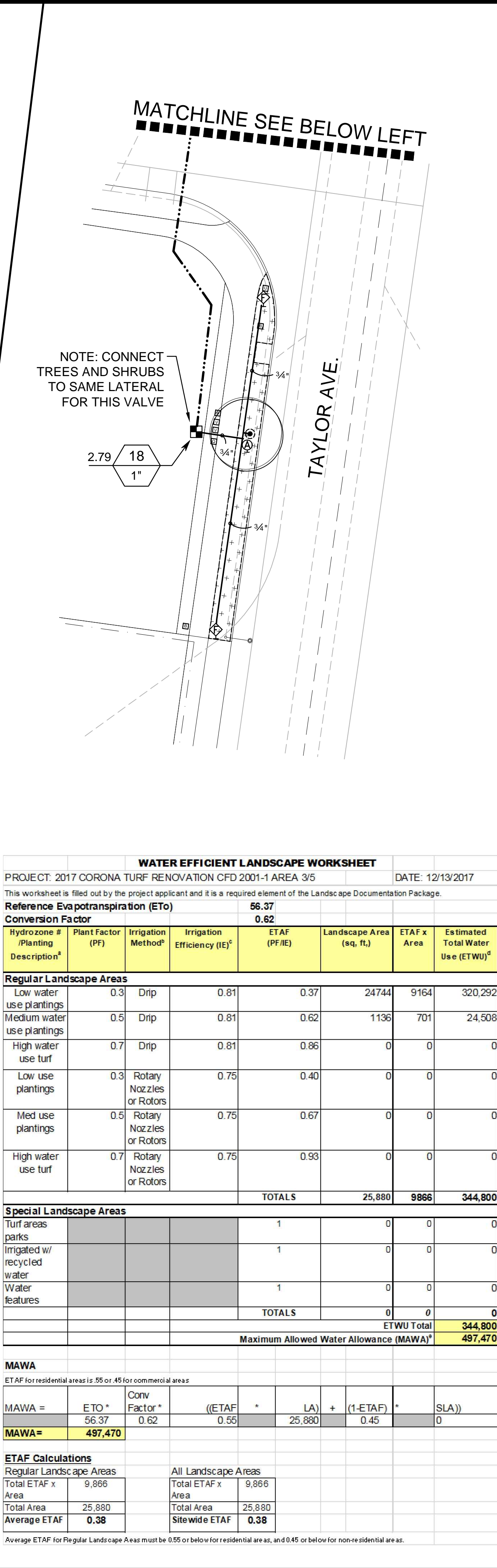
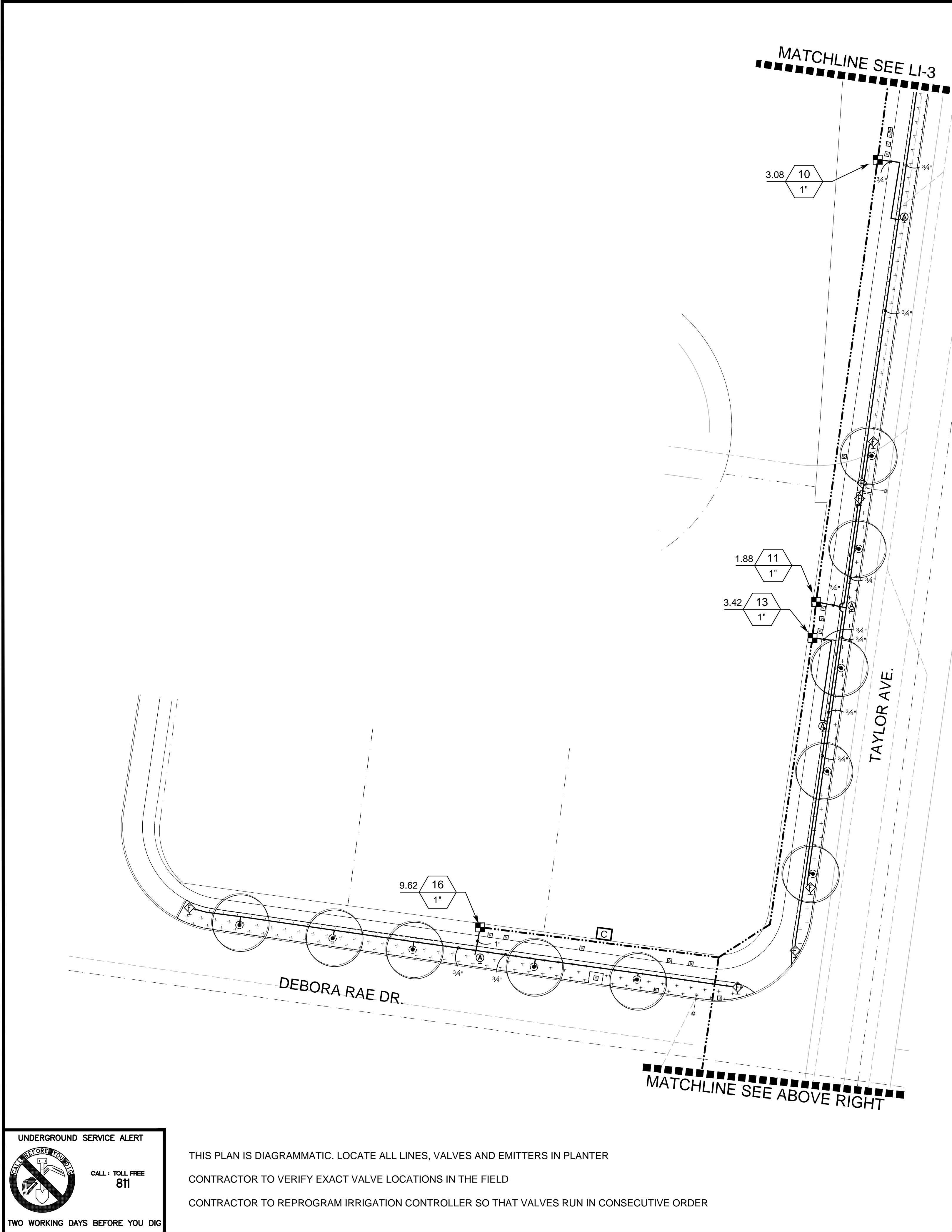
THIS PLAN IS DIAGRAMMATIC. LOCATE ALL LINES, VALVES AND EMITTERS IN PLANTER CONTRACTOR TO VERIFY EXACT VALVE LOCATIONS IN THE FIELD
CONTRACTOR TO REPROGRAM IRRIGATION CONTROLLER SO THAT VALVES RUN IN CONSECUTIVE ORDER

 <div>310 NORTH JOY STREET CORONA, CA 92619 T: 951.282.1124 F: 951.287.6661 PROJECT NUMBER: XX</div>	Designed by SS	Drawn by SS	Checked by SLS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</
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CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: IRRIGATION PLAN

Drawing No.
LI-3
Sh 10 of 15



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. .3-20GPM.
	FLUSH VALVE INSTALL IN PURPLE VALVE BOX AT BOTH ENDS OF LATERAL SYSTEM. (2) PER VALVE
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	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLER IN ROOT WATERING ASSEMBLY. MODEL: RWS-S-B-C-PCT5 REFER TO DETAIL FOR EMITTER LAYOUT
	Emitter Notes: SHRUBS TO RECEIVE ONE 5GPH EMITTER
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	EXISTING CONTROLLER
	EXISTING WATER METER
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP
	EXISTING MAINLINE. PROTECT IN PLACE

Valve Callout
Valve Number
Valve Flow
Valve Size

EXISTING PESB VALVES TO BE
REPLACED WITH LOW FLOW DRIP KITS.
RETAIN CONNECTION TO MAINLINE

IRRIGATION NOTES:

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6. INSTALL IN-LINE CHECK VALVE ON ALL LATERALS FOR EVERY 14' OF ELEVATION CHANGE

KEY MAP

NORTH

0' 20' 40' 60'

ONTARIO AVE.
S. BUENA VISTA AVE.
MONTAYA DR.
TAYLOR AVE.
THIS SHEET

bmla
LANDSCAPE
ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92619
T: 951.282.1124 | F: 951.287.6661
PROJECT NUMBER: XX

Designed by	SS	Drawn by	SS	Checked by	SLS
PLANS PREPARED	UNDER SUPERVISION	OF			
Date	12/15/2017	SHANNON KARLSON			

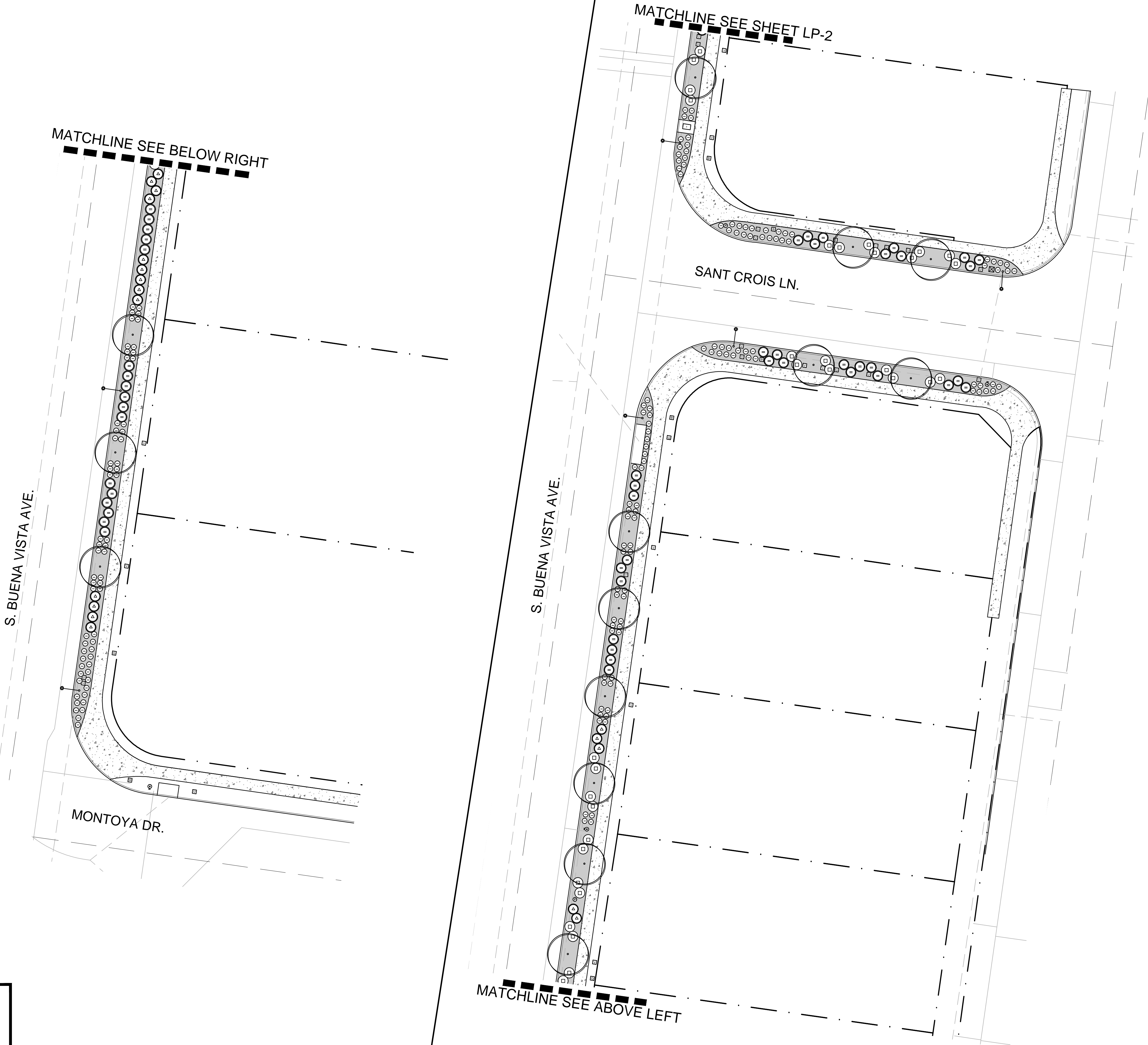
Reference Plans for these Improvements	Date	By	REVISIONS	App'd

BENCH MARK	Engineering	Nelson Nelson PUBLIC WORKS DIRECTOR	9/20/2018 Date
Scale	Parks		

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: IRRIGATION PLAN

Drawing No.
LI-4
Sh 11 of 15

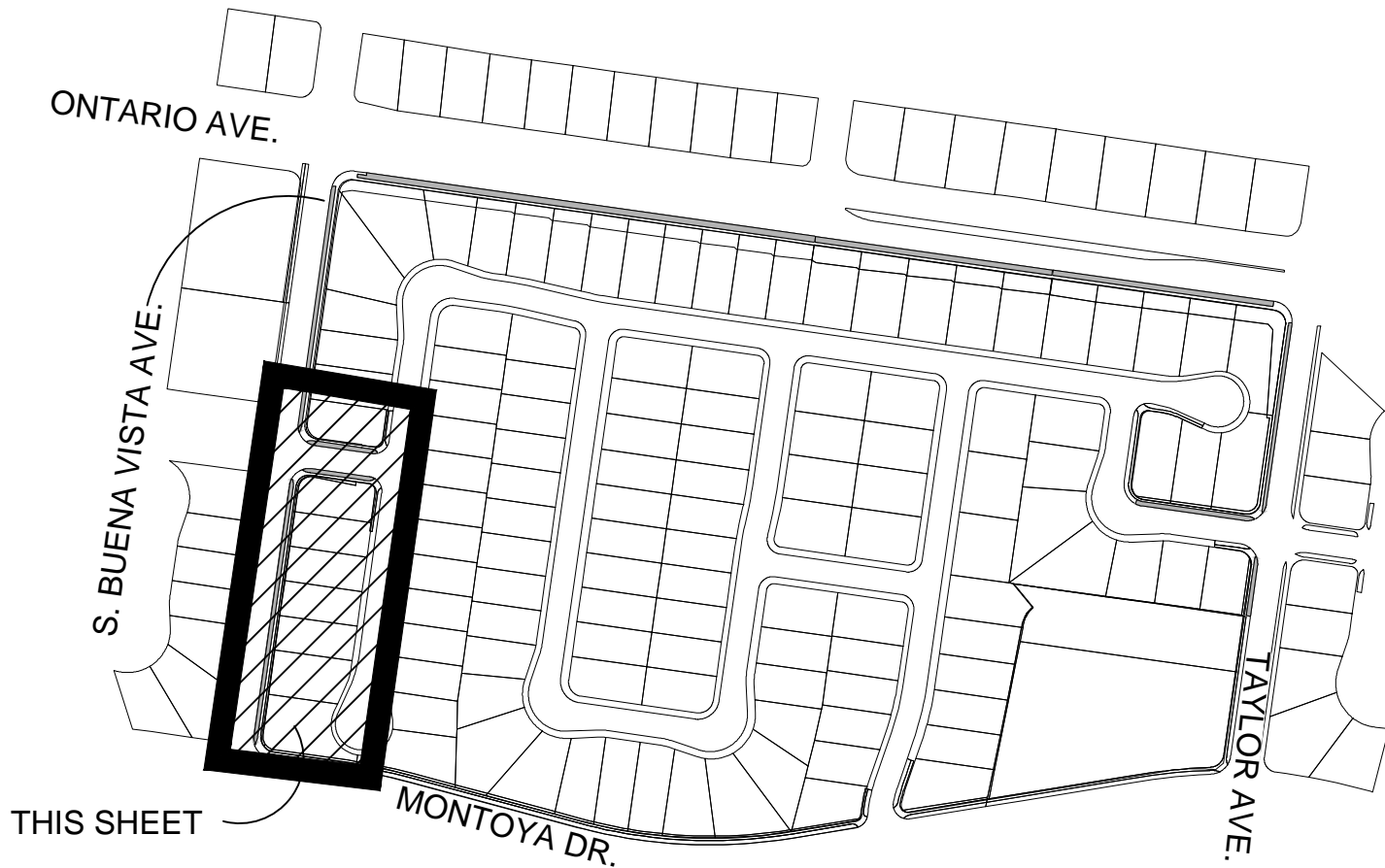


BOULDER SCHEDULE			
SYMBOL	AMENITIES DESCRIPTION	TYPE	MANUFACTURER
	18"-36" BOULDER	DESERT SAND	SOUTHWEST BOULDER & STONE

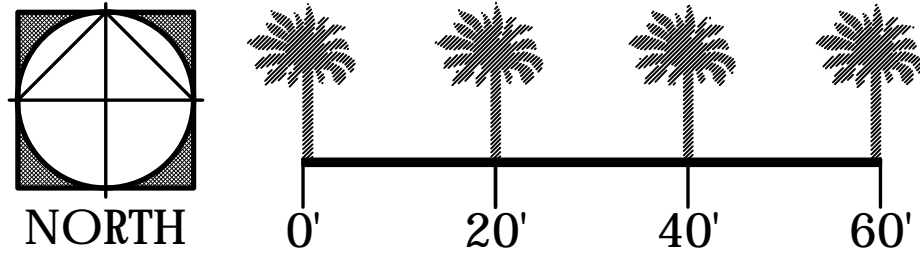
TREES	
	EXISTING TREE

SHRUB SCHEDULE				
SHRUBS	BOTANICAL NAME	SIZE	WUCOLS	QTY
	CONVOLVULUS MAURITANICUS MORNING GLORY	1 GAL	L	30
	DIETES X 'NOLA ALBA' KATRINA AFRICAN IRIS	5 GAL	L	69
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY	5 GAL	L	178
	ROSA X 'NOARE' RED GROUNDCOVER ROSE	5 GAL	L	37
	ROSA X 'NOASCHNEE' FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL	L	52
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	33
	SALVIA LEUCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL	L	195
	SALVIA MYCROPHYLLA 'HOT LIPS' HOT LIPS SAGE	5 GAL	L	190
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	218
	WESTRINGIA FRUTICOSA 'MUNDI' TM LOW COAST ROSEMARY	5 GAL	L	113
				3" MEDIUM GRIND BARK MULCH
				24,744 SF


SEE SHEET LP-4 FOR PLANTING NOTES



KEY MAP


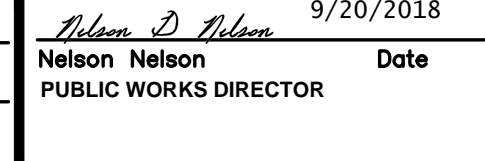


UNDERGROUND SERVICE ALERT



CALL 1 TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

 <div>310 NORTH JOY STREET CORONA, CA 92619 T: 951.282.1124 F: 951.287.6561 PROJECT NUMBER: XX</div>	Designed by SS	Drawn by SS	Checked by SLS				BENCH MARK	Engineering _____	 <div>9/20/2018 Date Nelson D. Nelson PUBLIC WORKS DIRECTOR</div>	
	PLANS PREPARED UNDER SUPERVISION OF						Scale	Parks _____		
	Date 12/15/2017	SHANNON KARLSON					App'd			
Reference Plans for these Improvements				Date	By	REVISIONS				

CITY OF CORONA

LANDSCAPE MAINTENANCE DISTRICT

LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5

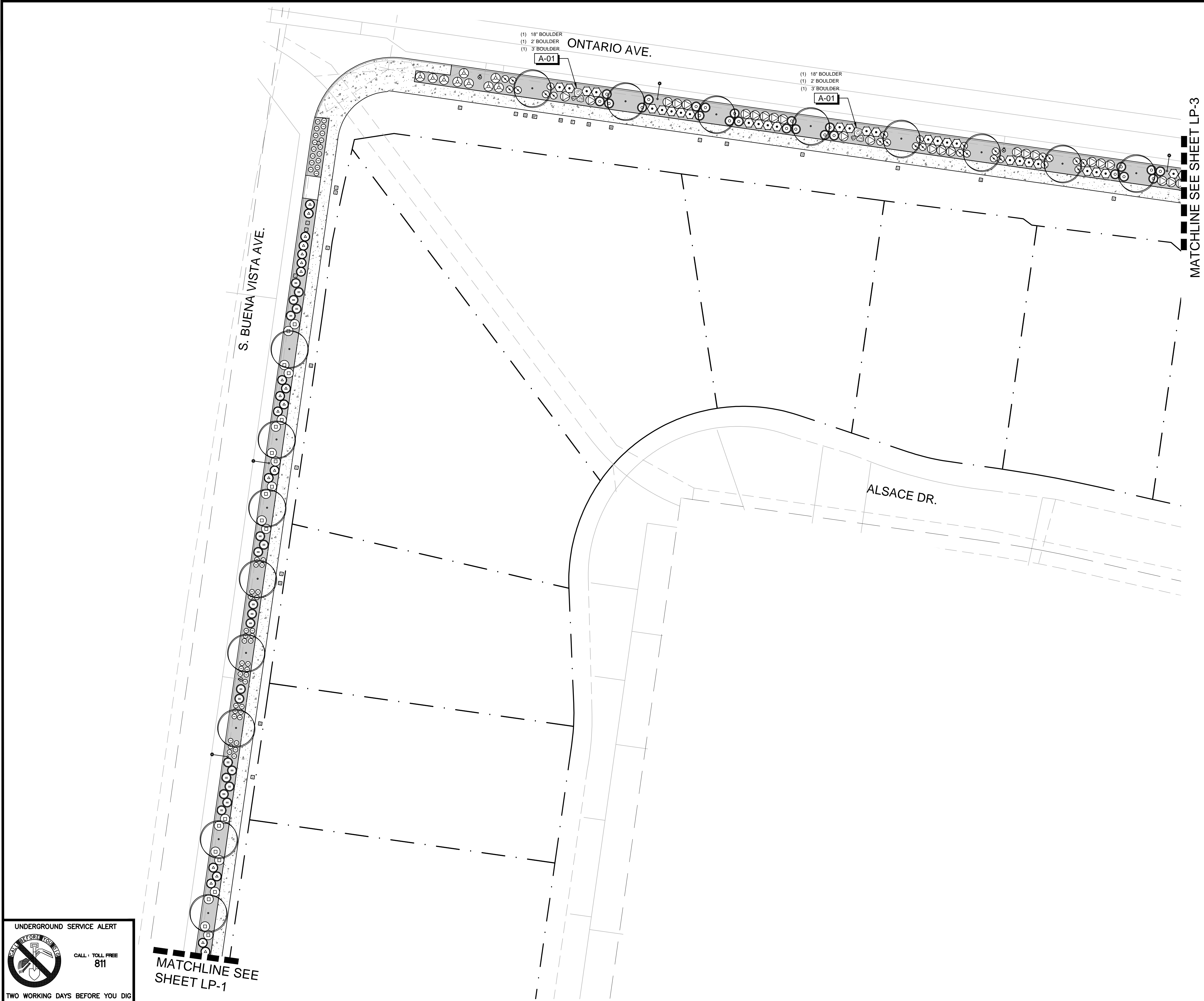
TURF REMOVAL & RENOVATION

SHEET TITLE: PLANTING PLAN

Drawing No.

LP-1

Sh 12 of 15

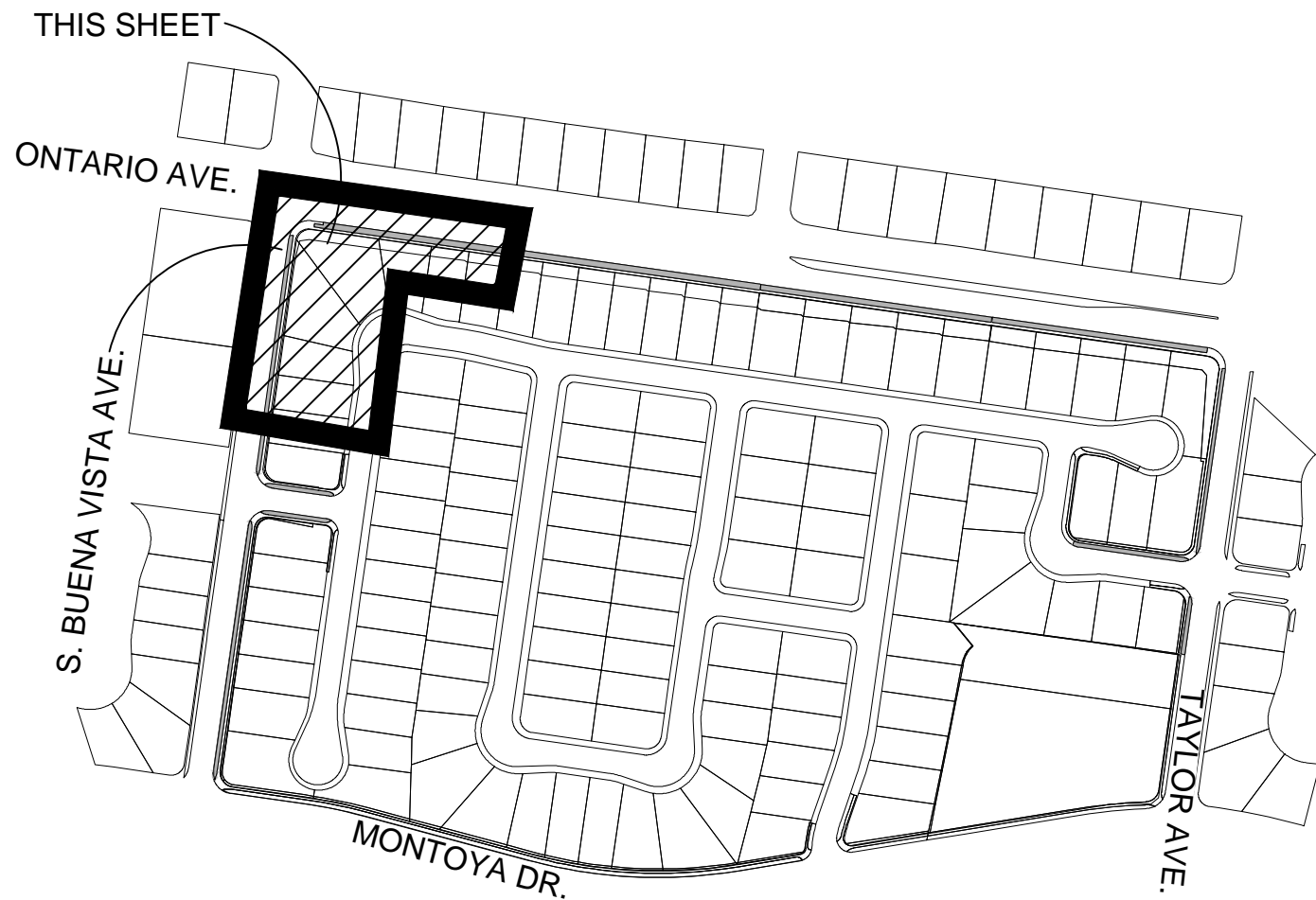


BOULDER_SCHEDULE				
SYMBOL	AMENITIES	DESCRIPTION	TYPE	MANUFACTURER
A-01	18"-36" BOULDER	DESERT SAND	SOUTHWEST BOULDER & STONE	

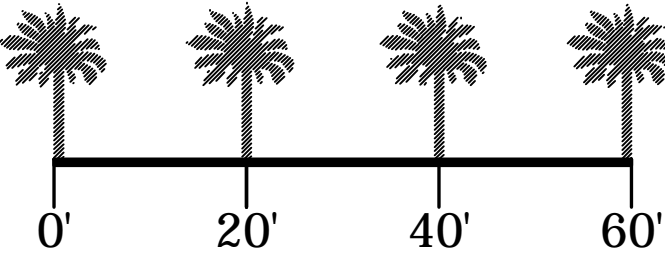
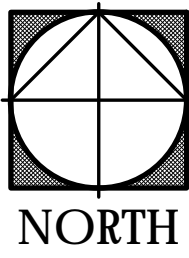
TREES				
	EXISTING TREE			

SHRUB_SCHEDULE				
SHRUBS	BOTANICAL NAME	SIZE	WUCOLS	QTY
	CONVOLVULUS MAURITANICUS MORNING GLORY	1 GAL	L	30
	DIETES X 'NOLA ALBA' KATRINA AFRICAN IRIS	5 GAL	L	69
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY	5 GAL	L	178
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	SALVIA LEUCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL	L	195
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3" MEDIUM GRIND BARK MULCH				24,744 SF

SEE SHEET LP-4 FOR PLANTING NOTES



KEY MAP



UNDERGROUND SERVICE ALERT

CALL 1 TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

MATCHLINE SEE SHEET LP-1

310 NORTH JOY STREET | CORONA, CA 92619
T: 951.282.1124 | F: 951.287.6561
PROJECT NUMBER: XX

Designed by	SS	Drawn by	SS	Checked by	SLS
PLANS PREPARED	UNDER SUPERVISION OF	SHANNON KARLSON			
Date	12/15/2017				

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

BENCH MARK	Scale

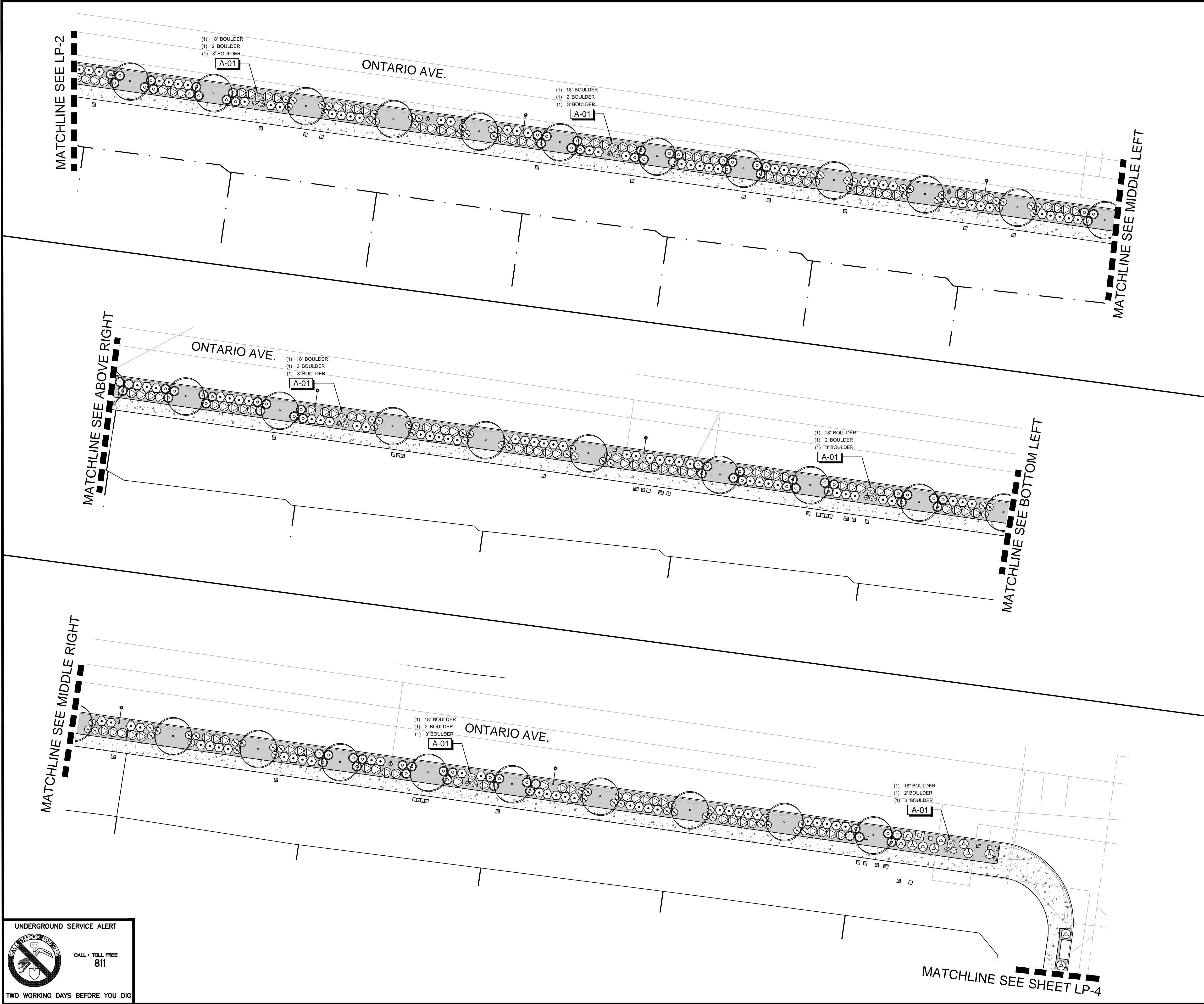
Engineering	
Parks	

Nelson Nelson	9/20/2018
Nelson Nelson	Date
PUBLIC WORKS DIRECTOR	

CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: PLANTING PLAN

Drawing No.
LP-2
Sh 13 of 15

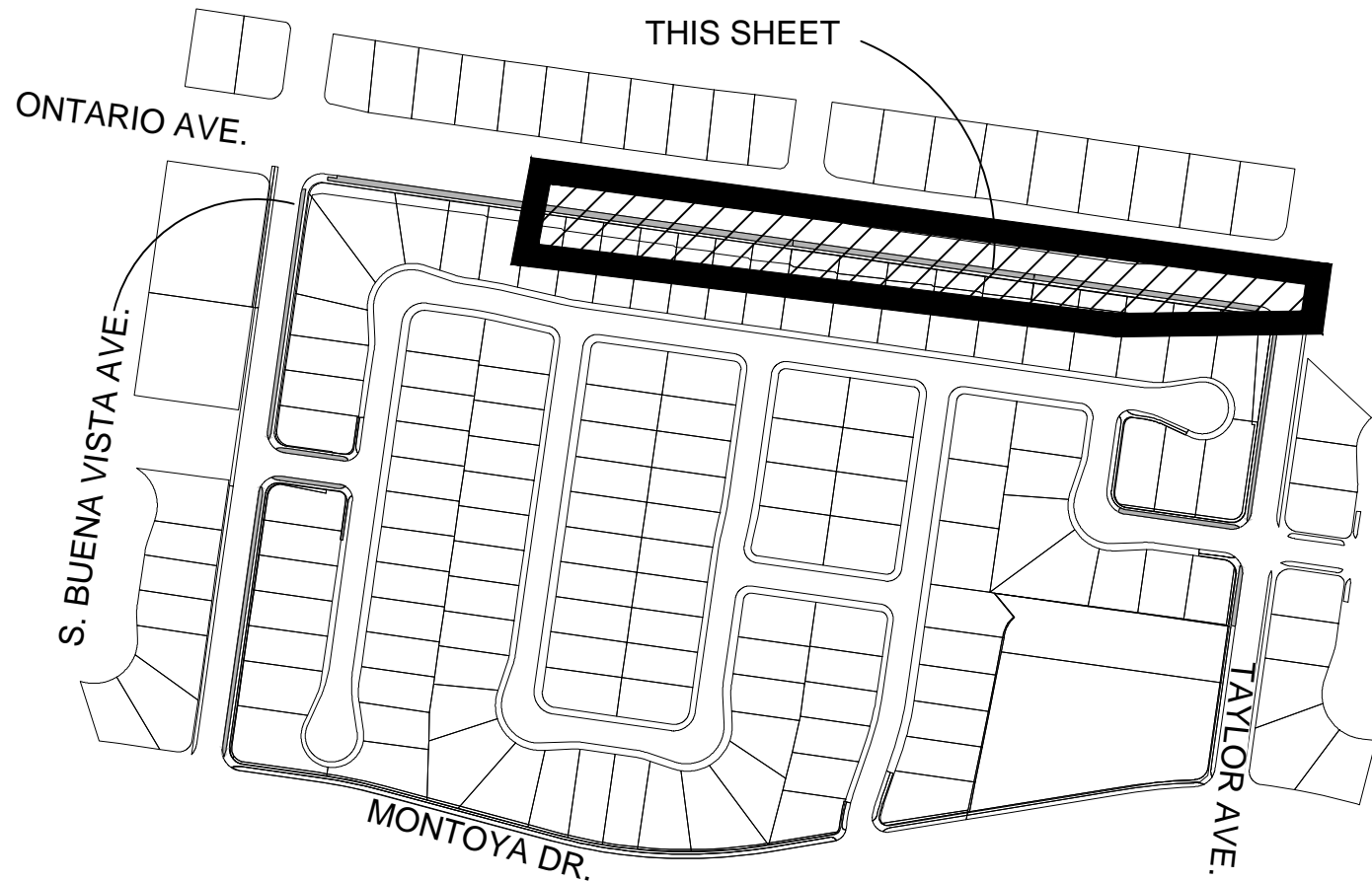


BOULDER_SCHEDULE			
AMENITIES			
SYMBOL	DESCRIPTION	TYPE	MANUFACTURER
A-01	18"-36" BOULDER	DESERT SAND	SOUTHWEST BOULDER & STONE

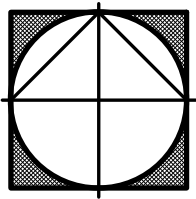
TREES	
	EXISTING TREE

SHRUB_SCHEDULE				
SHRUBS	BOTANICAL NAME	SIZE	WUCOLS	QTY
	CONVOLVULUS MAURITANICUS MORNING GLORY	1 GAL	L	30
	DIETES X 'NOLA ALBA' KATRINA AFRICAN IRIS	5 GAL	L	69
	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY	5 GAL	L	178
	ROSA X 'NOARE' RED GROUNDCOVER ROSE	5 GAL	L	37
	ROSA X 'NOASCHNEE' FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL	L	52
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	33
	SALVIA LEUCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	5 GAL	L	195
	SALVIA MYCROPHYLLA 'HOT LIPS' HOT LIPS SAGE	5 GAL	L	190
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	218
	WESTRINGIA FRUTICOSA 'MUNDI' TM LOW COAST ROSEMARY	5 GAL	L	113
3" MEDIUM GRIND BARK MULCH				24,744 SF

SEE SHEET LP-4 FOR PLANTING NOTES



KEY MAP



NORTH



0'


20'

40'

60'



UNDERGROUND SERVICE ALERT



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bmla


310 NORTH JOY STREET | CORONA, CA 92619
T: 951.282.1124 | F: 951.287.6561
PROJECT NUMBER: XX

Designed by	SS	Drawn by	SS	Checked by	SLS
PLANS PREPARED		UNDER SUPERVISION OF			
12/15/2017		SHANNON KARLSON			
Date					

Reference Plans for these Improvements	Date	By	REVISIONS	App'd

BENCH MARK	
Scale	

Engineering	
Parks	

Nelson Nelson

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PUBLIC WORKS DIRECTOR

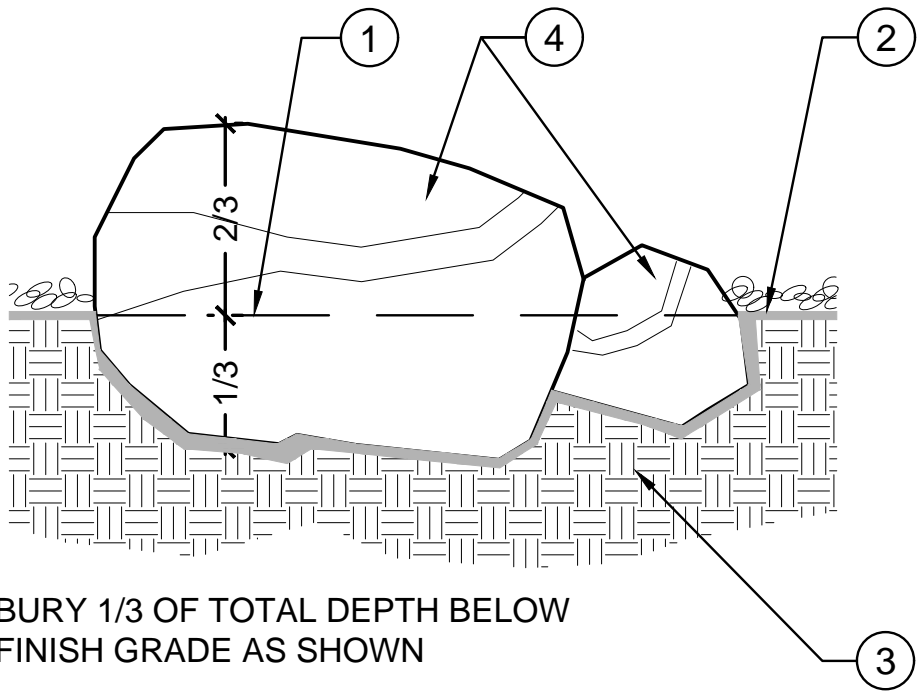
CITY OF CORONA
LANDSCAPE MAINTENANCE DISTRICT
LANDSCAPE PLANS

PROJECT: CFD 2001-1 AREAS 3 & 5
TURF REMOVAL & RENOVATION
SHEET TITLE: PLANTING PLAN

Drawing No.

LP-3

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- 1 BURY 1/3 OF TOTAL DEPTH BELOW FINISH GRADE AS SHOWN
- 2 FINISH GRADE LINE
- 3 SUBGRADE SOIL
- 4 BOULDER - REFER TO HARDSCAPE PLAN FOR LOCATION AND TYPE

NOTES:

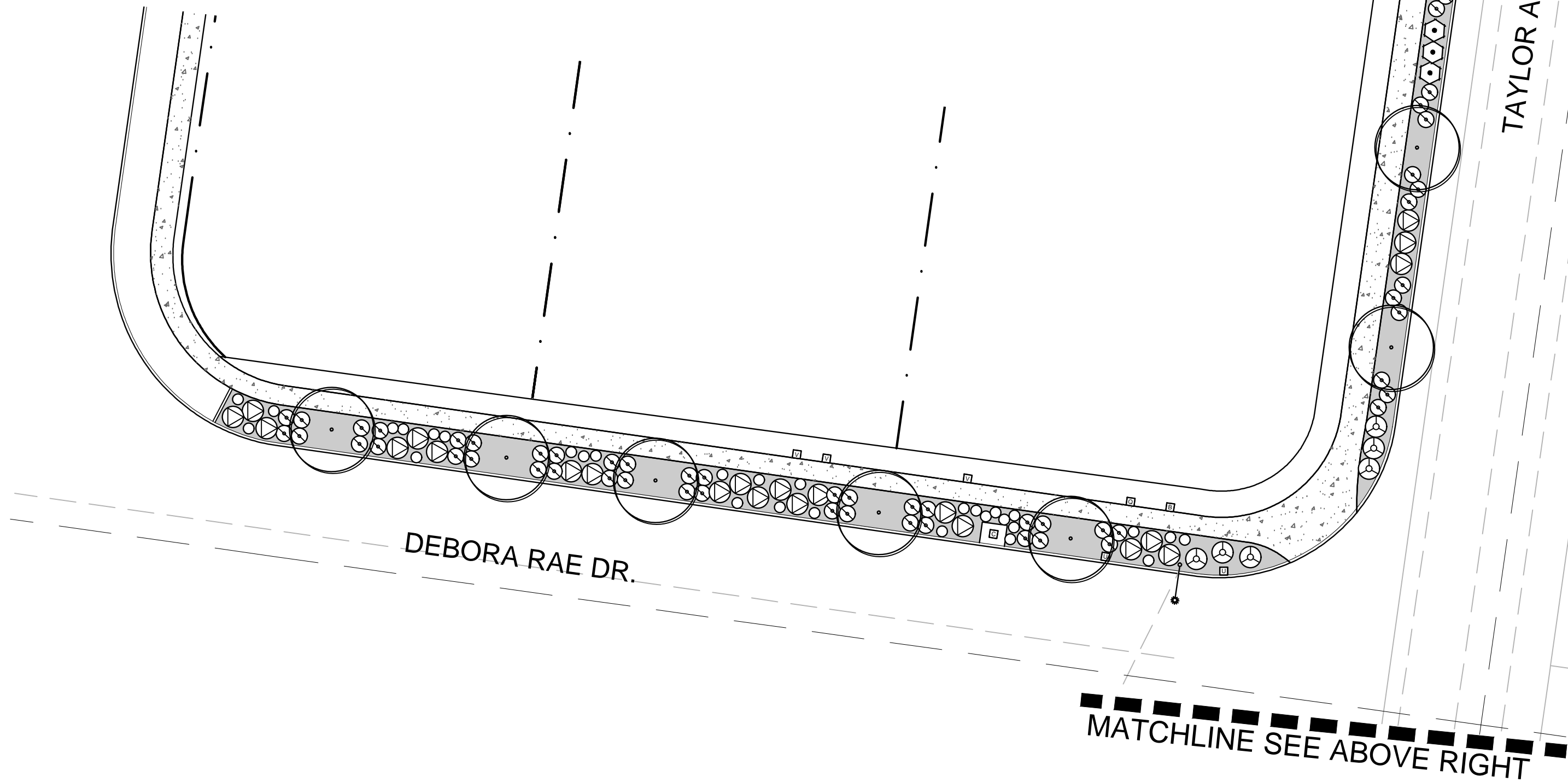
a. BOULDERS WITH EXCESS SCARRING WILL BE REJECTED.

b. LOCATE BOULDERS BEST SIDE UP.

c. BOULDER TO BE FREE OF PAINT, CONCRETE, ETC.

1 LANDSCAPE BOULDER

1" = 1'-0"

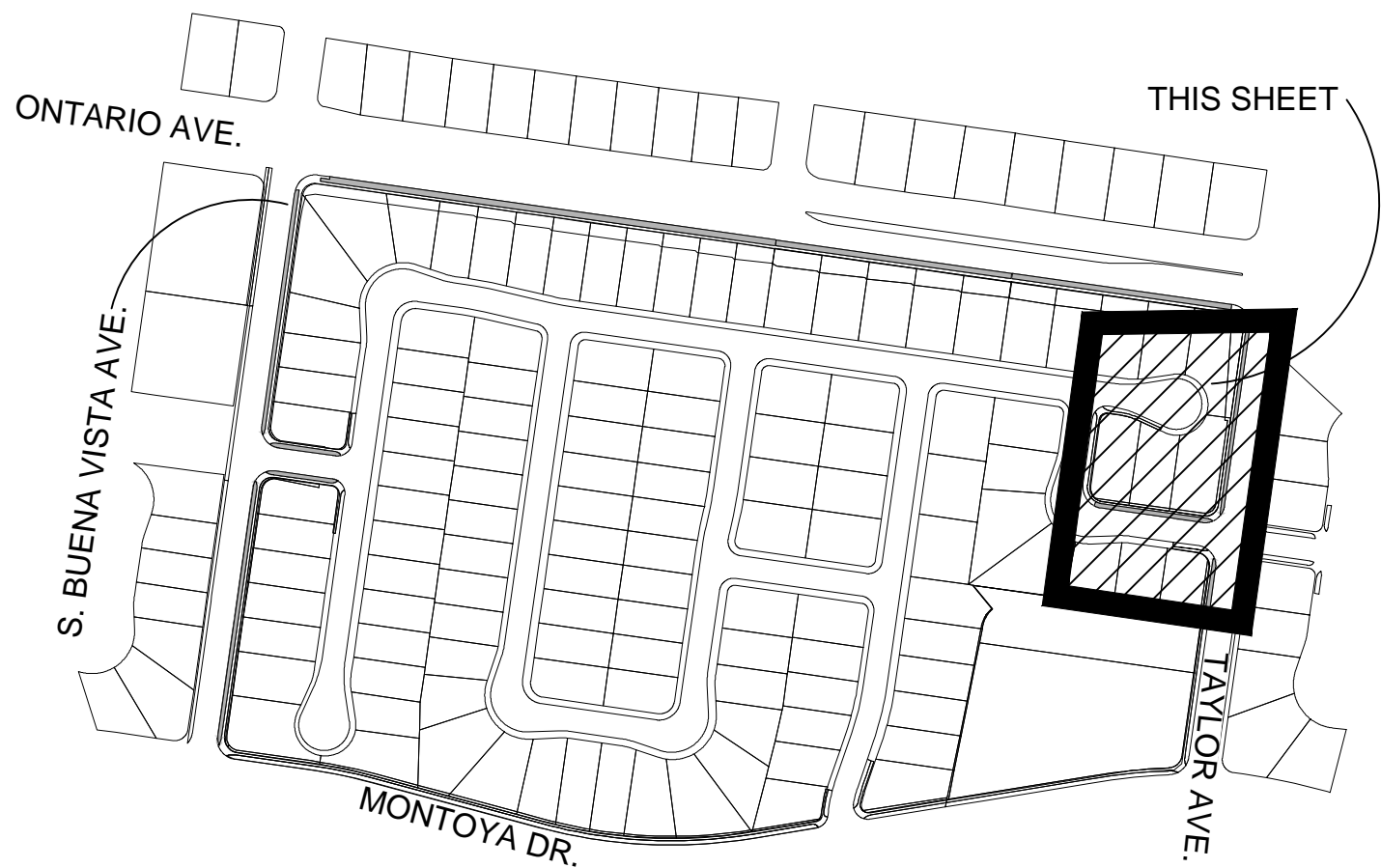


- NOTES:
- PLANT QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN TAKE PRECEDENCE OVER QUANTITIES LISTED
 - ALL NON-TURF AREAS TO RECEIVE A 3" LAYER OF MEDIUM GRIND BARK MULCH UNDER SHRUBS AND 1-1/2" LAYER BARK MULCH AT GROUND COVER AREAS
 - INSTALL ROOT BARRIER AROUND ANY TREES WITHIN 6' OF ANY HARDSCAPE AREA, WALL OR BUILDING
 - CONTRACTOR TO PROVIDE SOILS REPORT AND FOLLOW SOILS REPORT RECOMMENDATIONS
 - CONTRACTOR TO PROVIDE RECEIPT FOR SOIL AMENDMENTS AND FERTILIZERS
 - CITY INSPECTOR TO APPROVE PLANT PITS AND SOIL AMENDMENT IMPROVEMENTS PRIOR TO PLANTING
 - CONTRACTOR TO PROVIDE RECEIPT AND NURSERY TAGS OR IDENTIFICATION LABELS ON ALL PLANT CONTAINERS FOR IDENTIFICATION AND APPROVAL PRIOR TO PLANTING
 - PLANT PITS ADJACENT TO EXISTING TREES SHALL BE DUG BY HAND AND CARE TAKEN NOT TO DAMAGE EXISTING ROOTS OF TREES
 - ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLANTING FOR CONFORMANCE TO THE AMERICAN STANDARDS FOR NURSERY STOCK. UNDERSIZED, ROOT BOUND, DAMAGED, UNHEALTHY, OR OTHERWISE UNACCEPTABLE PLANT MATERIAL WILL BE REJECTED
 - A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, TYPICAL

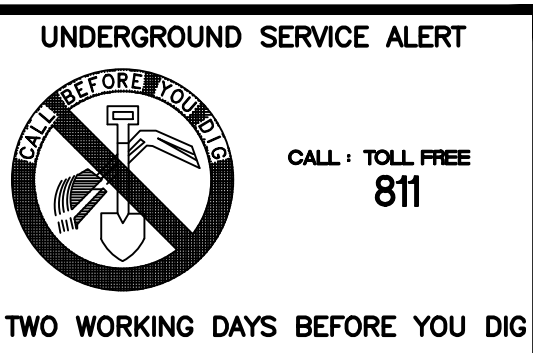
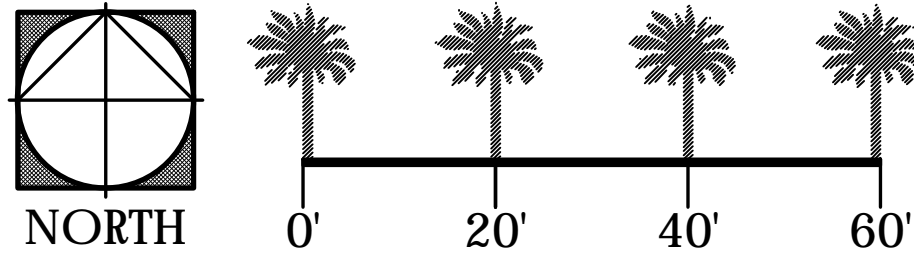
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LANDSCAPE PLANS

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LP-4
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